

Responsiveness Summary
Oline Storage Yard
FSID#2452753

Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program

Site Manager: Marv Coleman
Public Involvement contact: Hannah Aoyagi

We received two comments on the Agreed Order for cleanup of the Oline Storage Yard site. The comment period ran from January 3 to February 3, 2012. The Agreed Order and comment period documents are available in the site file and online at <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2464>.

Update: When Ecology action on this site began, the agency recognized that contamination on the site was the responsibility of Mr. Don Oline, though the property was owned by Mr. Oline's son, Ron Oline. As a result, both parties were named Potentially Liable Parties for the site. Recently, Don Oline passed away. We are currently waiting for completion of legal processes resulting from Mr. Oline's passing.

Comment #1 – Leslie Ann Rose, Citizens for a Healthy Bay (see attached letter)

Ecology Response

Thank you for your review and comments regarding these documents. Ecology has the following responses to comments:

1. Ecology noticed the discrepancies in the public records regarding the site addresses. Upon checking additional records, we are reasonably certain that the Oline Storage Yard site is located at 1915 Marine View Drive. The property owner does not disagree with the street address used.
2. Ecology concurs with your analysis regarding aquifer recharge. As such, groundwater quality and, if contaminated, fate and transport analysis will be required as part of the remedial investigation. Additionally, surface water fate and transport will be required to be addressed, as well, given the proximity and up gradient nature of the site with regard to the waterway. It might be noted that, although near the Hylebos, the Site is actually separated from the waterway by the Schnitzer Steel facility.

Comment 2: Scott Hansen, Puget Creek Restoration Society (see attached letter)

Ecology Response

Thank you for your review and comments regarding these documents. Ecology has the following responses to comments:

1. The Toxics Cleanup Program does not have authority to require native plantings, however, to the degree that the cleanup work may result in the removal of existing vegetation, Ecology will encourage any replacement planting be done with native species.
2. It is not anticipated that any development of the Site is intended. Again, Ecology can encourage the owner to use sustainable practices where applicable.
3. Currently, storm water runoff from the Site passes through (non-engineered) bioswales before reaching a point where it could flow to surface waters. It is not clear, at this time, that storm water has a pathway to surface waters, but that will be determined as part of the Remedial Investigation.
4. Contamination will be removed in accordance with the Model Toxics Control Act (MTCA). Sediments are not an issue on the site; it does not abut the Hylebos Waterway, and is separated from the waterway by the Schitzer Steel facility.
5. As noted above, sediments aren't an issue for this Site; any sediments issues in this area of the Hylebos would be issues created by Schitzer Steel.
6. The intent of the MTCA action is to correct soil and groundwater impacts; the Site has been industrial in nature and will likely remain so.
7. As stated above, the Site is widely separated from the shoreline. There are no wetlands on the Site. It might be noted that the property immediately upgradient from the Site is owned by the Port of Tacoma, which is currently undertaking a habitat restoration project on that property.
8. As with any cleanup performed under the MTCA, it is expected that cleanup will be performed to the standards required by MTCA.



535 Dock Street
Suite 213
Tacoma, WA 98402
Phone (253) 383-2429
Fax (253) 383-2446
chb@healthybay.org
www.healthybay.org

February 2, 2012

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

Re: Oline Storage Yard
1915 Marine View Drive
Facility Site ID#: 2452753

Dear Mr. Coleman:

Executive Director
Bill Anderson

The purpose of this letter is to provide comments by Citizens for a Healthy Bay (CHB) regarding the document referenced above. CHB is a citizen-based, non-profit organization representing the greater Commencement Bay community and working to engage citizens to clean up, restore and protect the Commencement Bay environs. As such, over the past 22 years, we have acted to provide community oversight and public participation into cleanup and restoration actions in the Commencement Bay area.

Board of Directors
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Kathleen Hasselblad

The order requires PLPs to find and remove hazardous waste on site and subsequently to:

- Conduct a Remedial Investigation of the site to determine the nature and extent of contamination;
- Complete a Feasibility Study to compare cleanup options, and;
- Develop a Cleanup Action Plan describing the cleanup methods selected.

Location and site background:

"The site is located at 1915 Marine View Drive...near the Hylebos Waterway. The extent of contamination...will set the site boundary."

According to the City of Tacoma's gov.me website, the site is located at 1913 Marine View Drive, which is also the site subject to Agreed Order No. DE1679 – Occidental Chemical Company Marine View Drive.

CHB recommends that Ecology ensure that the site address is correct on all documents to prevent possible confusion in the future. Additionally, CHB urges that Ecology clarify the reasons why Agreed Order No. DE8796 – Oline Storage Yard is separate from Agreed Order No. DE1679 – Occidental Chemical Company Marine View Drive. A copy of CHB's comments dated May 29, 2007 to Ecology regarding Agreed Order No. DE1679 is attached for your convenience.

Critical Areas:

As illustrated by Figure 1, the site is located within an aquifer recharge area with a hydrologic connection to the Hylebos Waterway as well as nearby streams and wetlands. The site is also part of an extensive habitat area corridor.

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February 3, 2012
Mr. Marv Coleman, Project Manager
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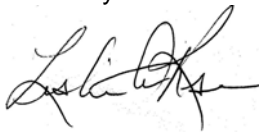
Hylebos Waterway Superfund problem area:

As previously stated, the site is located within an aquifer recharge area with a hydrologic connection to the Hylebos Waterway. As such, the site is a potential source of recontamination to the waterway sediments.

CHB urges that Ecology require all site studies and proposed remedies to address impacts to critical areas and recontamination to the Hylebos Waterway Superfund problem effort.

Thank you for the opportunity to review and comment on the Agreed Order for this action and for your consideration of our remarks.

Sincerely:

A handwritten signature in black ink, appearing to read "Leslie Ann Rose". The signature is fluid and cursive, with a large initial "L" and "A".

Leslie Ann Rose
Senior Policy Analyst

MARINER CIRCLE NE

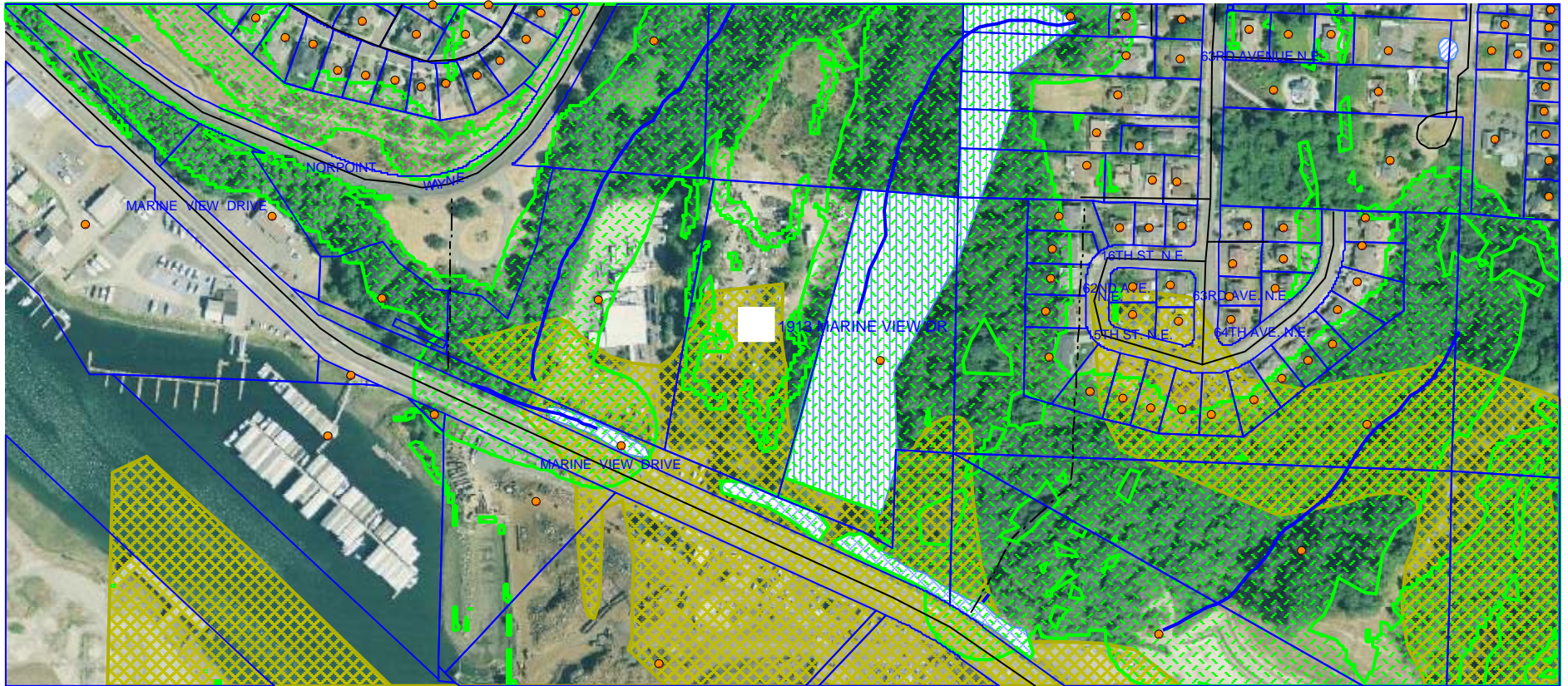


Figure 1 – Critical Areas to be found on Oline Storage Yard property.

Aquifer recharge	gold hatching
Habitat zones	green hatching
Streams and Wetlands–	blue hatching and dark blue line.

702 Broadway Suite 101,
Tacoma, Washington 98402
Phone: (253) 779-8890
Fax: (253) 779-8890
Email:
pugetcreek@yahoo.com
WebPage:
www.pugetcreek.org



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February 3, 2012

Washington State Department of Ecology
Marv Coleman Site Manager
Toxics Cleanup Program, SWRO
P.O. Box 47775
Olympia, WA. 98504-7775

Hello Marv:

The Puget Creek Restoration Society (PCRS) protects, enhances and restores the Puget Creek Watershed and similar streams, wetlands and green spaces. We serve the South Puget Sound communities and invite their participation through hands-on restoration, research, education, advocacy, and by promoting a sense of stewardship.

Our organization represents over 3,000 members and volunteers located in the City of Tacoma/Pierce County and who are deeply concerned with wetland, stream, green space and nearshore issues in the City.

Thank you for allowing us to provide input into this cleanup plan. This is in regards to the proposed Oline Storage Yard Plan. We request the following conditions be incorporated into the plan and response to our questions be developed:

- We feel that the use of Native Evergreen and Deciduous trees along with native shrubs and groundcover plant material should have a mandatory use component for all landscaping work in this plans area.
- Also a mandatory use of all or pertinent Low Impact Development scenarios be applied to this plan such as: rain gardens; pervious pavement; green roofs; and other LID processes to help with any and all stormwater generated on this site.
- All stormwater from this plan's area should have a mandatory filtering process before it is allowed to flow into the Bay or other receiving waters.
- All contamination should get totally removed from this location and clean appropriate sediment installed in its place.
- Has sediment in the waterway been investigated for contamination and will that also get cleaned up if found to have been generated from this site?
- Will mitigation involve anything further then just cleaning up the con-

tamination?

- Will this consist of mitigation of the impacts to the environment and what form will that mitigation become such as nearshore restoration, wetland restoration and other wildlife habitat enhancement?
- What levels will the contamination get cleaned up to-complete or just to a certain level of toxics?

Without further clarification of the impact that the project has on the natural systems, the Puget Creek Restoration Society cannot support this project; however, if the plan were to incorporate our comments, questions and concerns on this plan we would reconsider our position. We would like a response to these comments.

I write as an officer of the Board of Directors of Puget Creek Restoration Society, which has evaluated the proposed project. We will appreciate your office's full consideration of our position, and we look forward to working with you in making Tacoma a better place for everyone.

Thank you for your consideration in this matter. You can reach us at (253) 779-8890 if you have any questions.

Sincerely,

Scott M. Hansen-B.S., M.A., M. S., (Ph.D.-student)
Ecologist/Treasurer Board of Directors