



DEPARTMENT OF
ECOLOGY
State of Washington

Public Participation Plan

Snopac Property
5055 E Marginal Way South
Seattle WA 98108

Facility Site ID: 1523145

Cleanup Site ID: 12463

June 2019, Revised February 2025

Publication and Contact Information

This plan is available on the Department of Ecology's website at:
[Ecology's Snopac Property Web Page](#)

For more information contact:

Northwest Regional Office
15700 Dayton Ave N
Shoreline, WA 98133

Washington State Department of Ecology – [Department of Ecology Homepage](#)

- Headquarters, Olympia 360-407-6000
- Northwest Regional Office, Bellevue 206-594-0000
- Southwest Regional Office, Olympia 360-407-6300
- Central Regional Office, Union Gap 509-575-2490
- Eastern Regional Office, Spokane 509-329-3400

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Public Participation Plan

Snopac Property

Toxics Cleanup Program
Northwest Region
Washington State Department of Ecology
Shoreline, Washington

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Public Involvement in Contamination Cleanup

The Washington State Department of Ecology (Ecology) developed this public participation plan (plan) in cooperation with 5055 Properties LLC, the party responsible for cleanup at the Snopac Property Cleanup Site (Site). The purpose of the plan is to promote meaningful community involvement during cleanup.

The plan describes ways Ecology will inform the public about contamination investigations and cleanup options throughout the cleanup process. Ecology encourages the public to learn about and get involved in decision-making opportunities. This plan identifies how and when the public can get involved during different stages of the investigation and cleanup of contamination.

This plan is developed for the Agreed Order for the Snopac Property Cleanup Site and revised during for the in-water feasibility study and uplands cleanup action plan comment period in February 2025. Changes to site contacts and to the location of the document repository were made.

Site contacts

To be included in the site record, comments about the cleanup process must be submitted during comment periods. Questions and informal comments or information about the site's history are welcome anytime.

Ecology

Northwest Regional Office
15700 Dayton Ave N
Shoreline WA 98133

Sandra Matthews, Project Manager
Sandra.Matthews@ecy.wa.gov
425-649-7206

Meredith Waldref, Outreach Planner
meredith.waldref@ecy.wa.gov
425-229-3683

Potential Liable Parties (PLP)

5055 Properties LLC
John D. Heckle
Corporate Ethics & Compliance Officer
Manson Construction Co.
5209 East Marginal Way South
Seattle, WA 98124
P:206-764-8531,
E:JHeckel@mansonconstruction.com

Public Participation Grants

Grants may be available to neighborhood committees, non-profits, and other groups interested in the site. For contaminated sites, these funds can be used to:

- Hire an expert to help interpret technical information¹
- Conduct activities that enhance the public's understanding of, and participation in, the cleanup process

For more information about public participation grants, please contact Lynn Gooding at 360-407-6062 or lynn.gooding@ecy.wa.gov, or visit the [Public Participation Grant website](#).²

Washington's Cleanup Laws

Ecology uses the Model Toxics Control Act (MTCA) and accompanying regulations for cleanup activities. This plan is required under MTCA, a law that passed in 1989. MTCA provides guidelines for contaminated site cleanup in Washington State and sets standards to ensure the cleanup protects human health and the environment.

Model Toxics Control Act (MTCA)

MTCA began as a grassroots citizen's initiative in 1988, and started the process of systematically cleaning up contaminated sites in Washington. Under MTCA, a current or past property owner or operator may be held responsible for cleaning up contamination on, or coming from, their property to standards that are safe for human health and the environment.

Ecology enacts MTCA and oversees cleanups in the state and issues regulations and guidance governing those cleanups. The regulations are found in [Chapter 173-340 Washington Administrative Code \(WAC\)](#).³ Ecology investigates reports of property contamination, and if the contamination is seen as a significant threat to human health or the environment, the contaminated property is placed on the Hazardous Sites List, and the cleanup process begins.

¹ Ecology currently does not have a citizen technical advisor for providing technical assistance to citizens on issues related to the investigation and cleanup of the site.

² ecology.wa.gov/About-us/How-we-operate/Grants-loans/Find-a-grant-or-loan/Public-participation-grants

³ <https://fortress.wa.gov/ecy/publications/publications/9406.pdf>

Public participation is an important part of cleanup under the MTCA process. Participation needs are assessed at each cleanup site according to the level of public interest and the degree of risk posed by the contamination. Individuals who live near the site, community groups, businesses, government, other organizations, and interested parties have the opportunity to get involved by commenting on the cleanup process. Under MTCA, the cleanup process generally includes five phases. Each phase includes an opportunity for the public to review and comment.

Steps in Washington's Cleanup Process

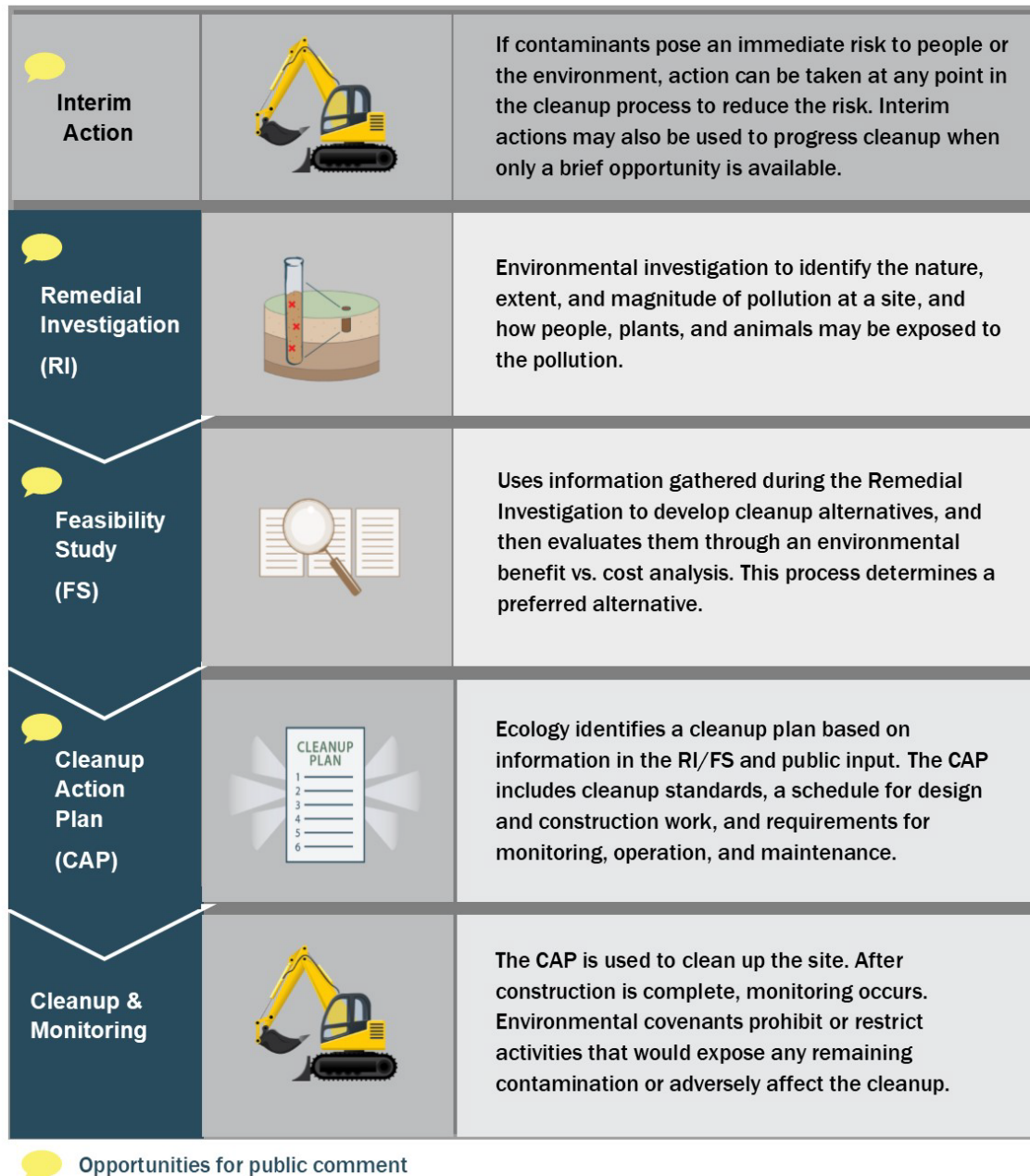


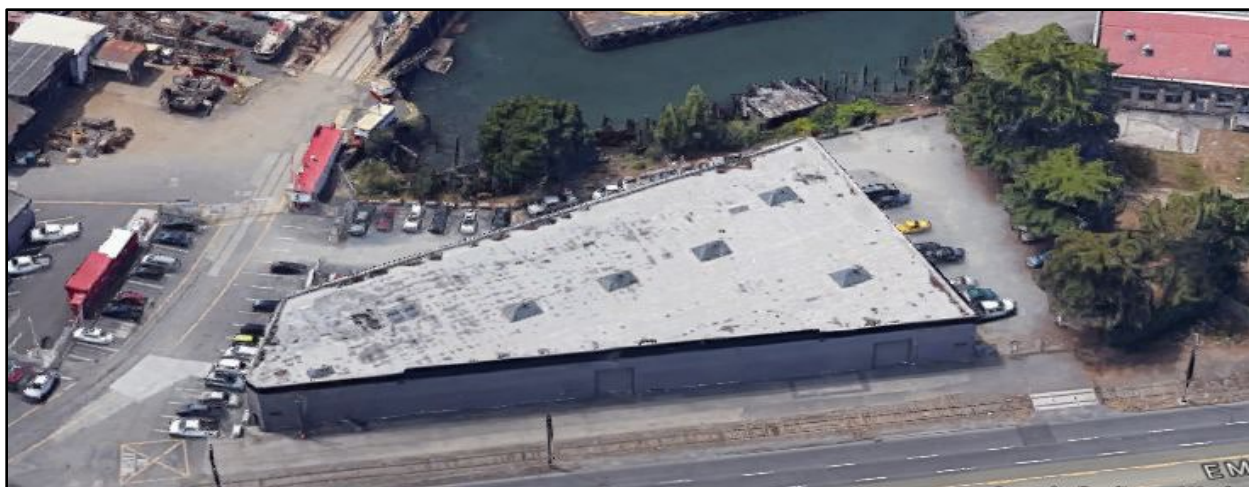
Figure 1. Steps in Washington's Cleanup Process

State Environmental Policy Act

The State Environmental Policy Act (SEPA) is followed during review and development of cleanup plans.

Site History

The Snopac Property is located at 5055 East Marginal Way S. in Seattle. It is approximately 1.3 acres on the east bank of the Lower Duwamish Waterway (LDW), at the head of Slip 1. Olympic Lighthouse Company, operated there from 1935 to 1940. Pioneer Towing Company occupied the buildings and utilized underground storage tanks (USTs) from 1940 through 1970. Marine Power & Equipment utilized the warehouse for marine equipment storage and disposed of spent sandblast grit (SBG) on the Site between 1973 and 1986. Snopac Products Inc. operated a fish packing facility in the building 1992 to 2008. In 2008 they relocated the business, leaving the property and warehouse vacant. 5055 Property LLC purchased the property in 2012.



Contamination

During the 1970's and 1980's portions of the site were filled with SBG, which contributed to contamination in the LDW. Soil samples at the site contained concentrations of arsenic, copper, lead, zinc, tributyl tin (TBT), carcinogenic polycyclic aromatic hydrocarbons (cPAHs), and polychlorinated biphenyls (PCBs). Groundwater samples contained metals (arsenic, chromium, copper, nickel) and PAHs. Sediment sampling conducted in the vicinity of the Snopac property found metals, PAHs, and PCBs. A sample from groundwater entering Slip 1 on the southwest corner of the property found arsenic, copper, lead, mercury, and zinc. All of these contaminants were found at levels that exceed allowable standards under the state's cleanup laws, the Model Toxics Control Act (MTCA) and therefore must be addressed.

Cleanup plans

As of June 10, 2019, Ecology will conduct a 30-day public comment period on the Agreed Order, Interim Action Work Plan, and Public Participation Plan. The Agreed Order directs the PLP's to conduct interim cleanup actions, investigate contamination, suggest cleanup alternatives, and develop a cleanup action plan. Should any comments result in significant changes to these documents, the new version will be put out for a new comment period. If there are no public comments that require significant changes to the documents, they will be signed, entered into court, and considered final. 5055 Properties LLC will move ahead with the interim action and overall site investigation.

Why this site matters

The LDW Superfund Site includes a 5-mile stretch of the Duwamish River that flows north into Elliot Bay. The U.S. Environmental Protection Agency (EPA) added the site to the Superfund National Priorities List in 2001. EPA is leading efforts to clean up the river sediments. Ecology is leading efforts to stop or reduce sources of pollution to the LDW Superfund Site so that the sediment cleanup can proceed, a task commonly known as “source control”. The long-term goal for source control is to minimize recontamination of the river sediments above the limits established by EPA.

Due to its proximity to the river, understanding how much contamination the Site is contributing to the LDW is an important step for source control. Contaminants in the soil and groundwater near the river may pose a risk to human health and the environment. They can also find their way into the river through storm runoff and other pathways. The sediments in the river contain a wide range of contaminants due to decades of industrial activity and runoff from urban areas.

Community Profile

The Environmental Protection Agency (EPA) has developed a new environmental justice (EJ) mapping and screening tool called EJSCREEN. It is based on nationally consistent data and an approach that combines environmental and demographic indicators in maps and reports. See below for information about demographics in the area of the Snopac Property Site in Seattle.



EJSCREEN Report (Version 2018)



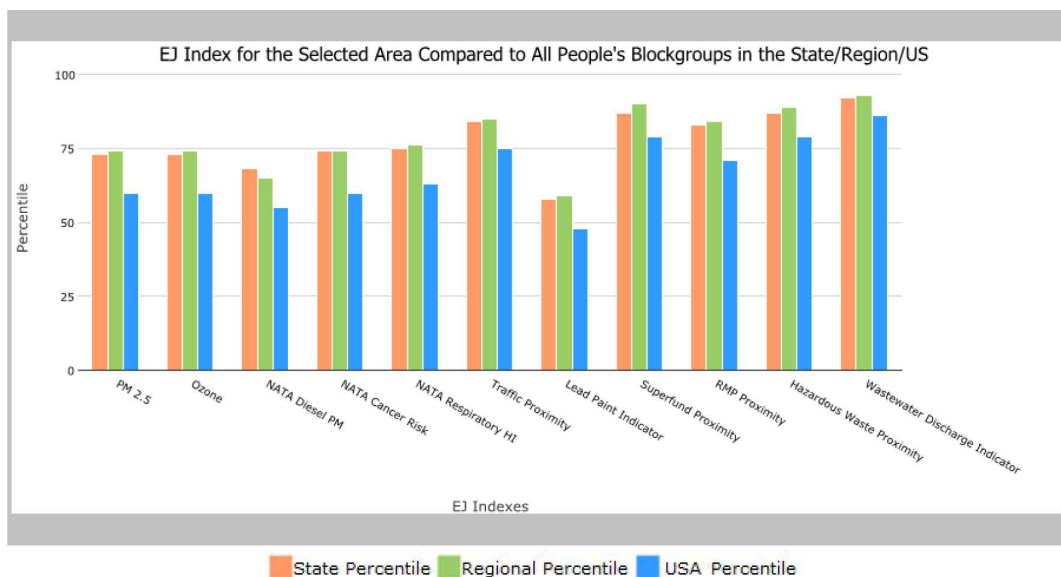
1 mile Ring Centered at 47.556146,-122.338425, WASHINGTON, EPA Region 10

Approximate Population: 2,171

Input Area (sq. miles): 3.14

Snopac Property

| Selected Variables | State Percentile | EPA Region Percentile | USA Percentile |
|---|------------------|-----------------------|----------------|
| EJ Indexes | | | |
| EJ Index for PM2.5 | 73 | 74 | 60 |
| EJ Index for Ozone | 73 | 74 | 60 |
| EJ Index for NATA* Diesel PM | 68 | 65 | 55 |
| EJ Index for NATA* Air Toxics Cancer Risk | 74 | 74 | 60 |
| EJ Index for NATA* Respiratory Hazard Index | 75 | 76 | 63 |
| EJ Index for Traffic Proximity and Volume | 84 | 85 | 75 |
| EJ Index for Lead Paint Indicator | 58 | 59 | 48 |
| EJ Index for Superfund Proximity | 87 | 90 | 79 |
| EJ Index for RMP Proximity | 83 | 84 | 71 |
| EJ Index for Hazardous Waste Proximity | 87 | 89 | 79 |
| EJ Index for Wastewater Discharge Indicator | 92 | 93 | 86 |



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

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EJSCREEN Report (Version 2018)



1 mile Ring Centered at 47.556146,-122.338425, WASHINGTON, EPA Region 10

Approximate Population: 2,171

Input Area (sq. miles): 3.14

Snopac Property

| Selected Variables | Value | State Avg. | %ile in State | EPA Region Avg. | %ile in EPA Region | USA Avg. | %ile in USA |
|---|-------|------------|---------------|-----------------|--------------------|----------|-------------|
| Environmental Indicators | | | | | | | |
| Particulate Matter (PM 2.5 in $\mu\text{g}/\text{m}^3$) | 7.18 | 7.23 | 54 | 7.54 | 40 | 9.53 | 11 |
| Ozone (ppb) | 29.1 | 33.9 | 6 | 36.1 | 3 | 42.5 | 0 |
| NATA* Diesel PM ($\mu\text{g}/\text{m}^3$) | 3.66 | 1.4 | 95 | 1.06 | 95-100th | 0.938 | 95-100th |
| NATA* Cancer Risk (lifetime risk per million) | 68 | 40 | 95 | 39 | 95-100th | 40 | 95-100th |
| NATA* Respiratory Hazard Index | 5.1 | 2.8 | 92 | 2.8 | 90-95th | 1.8 | 95-100th |
| Traffic Proximity and Volume (daily traffic count/distance to road) | 1100 | 450 | 89 | 380 | 91 | 600 | 88 |
| Lead Paint Indicator (% Pre-1960 Housing) | 0.53 | 0.23 | 85 | 0.23 | 87 | 0.29 | 78 |
| Superfund Proximity (site count/km distance) | 1.4 | 0.17 | 98 | 0.12 | 99 | 0.12 | 99 |
| RMP Proximity (facility count/km distance) | 2.9 | 0.61 | 96 | 0.63 | 96 | 0.72 | 95 |
| Hazardous Waste Proximity (facility count/km distance) | 13 | 1.9 | 97 | 1.5 | 98 | 4.3 | 96 |
| Wastewater Discharge Indicator (toxicity-weighted concentration/m distance) | 0.014 | 0.062 | 91 | 0.038 | 91 | 30 | 82 |
| Demographic Indicators | | | | | | | |
| Demographic Index | 36% | 29% | 71 | 29% | 72 | 36% | 59 |
| Minority Population | 47% | 30% | 80 | 27% | 85 | 38% | 65 |
| Low Income Population | 26% | 29% | 48 | 32% | 41 | 34% | 41 |
| Linguistically Isolated Population | 3% | 4% | 61 | 3% | 66 | 4% | 61 |
| Population With Less Than High School Education | 4% | 9% | 34 | 10% | 31 | 13% | 24 |
| Population Under 5 years of age | 8% | 6% | 68 | 6% | 68 | 6% | 70 |
| Population over 64 years of age | 9% | 14% | 30 | 14% | 29 | 14% | 29 |

* The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: <https://www.epa.gov/national-air-toxics-assessment>.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

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EJSCREEN ACS Summary Report



Location: User-specified point center at 47.556146, -122.338425
 Ring (buffer): 1-mile radius
 Description: Snopac Property

| Summary of ACS Estimates | 2012 - 2016 |
|--------------------------------------|-------------|
| Population | 2,171 |
| Population Density (per sq. mile) | 685 |
| Minority Population | 1,021 |
| % Minority | 47% |
| Households | 802 |
| Housing Units | 849 |
| Housing Units Built Before 1950 | 397 |
| Per Capita Income | 37,192 |
| Land Area (sq. miles) (source: SF1) | 3.17 |
| % Land Area | 93% |
| Water Area (sq. miles) (source: SF1) | 0.26 |
| % Water Area | 7% |

| | 2012 - 2016 ACS Estimates | Percent | MOE (±) |
|--|---------------------------|---------|---------|
| Population by Race | | | |
| Total | 2,171 | 100% | 473 |
| Population Reporting One Race | 1,939 | 89% | 1,145 |
| White | 1,220 | 56% | 290 |
| Black | 173 | 8% | 234 |
| American Indian | 0 | 0% | 14 |
| Asian | 499 | 23% | 277 |
| Pacific Islander | 25 | 1% | 125 |
| Some Other Race | 22 | 1% | 205 |
| Population Reporting Two or More Races | 232 | 11% | 240 |
| Total Hispanic Population | 155 | 7% | 343 |
| Total Non-Hispanic Population | 2,016 | | |
| White Alone | 1,151 | 53% | 246 |
| Black Alone | 173 | 8% | 234 |
| American Indian Alone | 0 | 0% | 12 |
| Non-Hispanic Asian Alone | 485 | 22% | 277 |
| Pacific Islander Alone | 25 | 1% | 125 |
| Other Race Alone | 0 | 0% | 155 |
| Two or More Races Alone | 182 | 8% | 201 |
| Population by Sex | | | |
| Male | 1,125 | 52% | 299 |
| Female | 1,046 | 48% | 267 |
| Population by Age | | | |
| Age 0-4 | 169 | 8% | 118 |
| Age 0-17 | 431 | 20% | 169 |
| Age 18+ | 1,740 | 80% | 288 |
| Age 65+ | 198 | 9% | 88 |

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race. N/A means not available. Source: U.S. Census Bureau, American Community Survey (ACS) 2012 - 2016.



EJSCREEN ACS Summary Report



Location: User-specified point center at 47.556146, -122.338425
 Ring (buffer): 1-mile radius
 Description: Snopac Property

| | 2012 - 2016 ACS Estimates | Percent | MOE (±) |
|--|------------------------------|---------|---------|
| Population 25+ by Educational Attainment | | | |
| Total | 1,585 | 100% | 257 |
| Less than 9th Grade | 33 | 2% | 83 |
| 9th - 12th Grade, No Diploma | 37 | 2% | 62 |
| High School Graduate | 279 | 18% | 107 |
| Some College, No Degree | 477 | 30% | 129 |
| Associate Degree | 166 | 10% | 100 |
| Bachelor's Degree or more | 759 | 48% | 214 |
| Population Age 5+ Years by Ability to Speak English | | | |
| Total | 2,002 | 100% | 383 |
| Speak only English | 1,601 | 80% | 292 |
| Non-English at Home ¹⁺²⁺³⁺⁴ | 401 | 20% | 294 |
| ¹ Speak English "very well" | 233 | 12% | 183 |
| ² Speak English "well" | 92 | 5% | 101 |
| ³ Speak English "not well" | 70 | 4% | 162 |
| ⁴ Speak English "not at all" | 5 | 0% | 41 |
| ³⁺⁴ Speak English "less than well" | 75 | 4% | 167 |
| ²⁺³⁺⁴ Speak English "less than very well" | 167 | 8% | 184 |
| Linguistically Isolated Households* | | | |
| Total | 22 | 100% | 59 |
| Speak Spanish | 5 | 25% | 52 |
| Speak Other Indo-European Languages | 0 | 0% | 12 |
| Speak Asian-Pacific Island Languages | 15 | 69% | 44 |
| Speak Other Languages | 1 | 6% | 13 |
| Households by Household Income | | | |
| Household Income Base | 802 | 100% | 157 |
| < \$15,000 | 66 | 8% | 55 |
| \$15,000 - \$25,000 | 56 | 7% | 80 |
| \$25,000 - \$50,000 | 149 | 19% | 138 |
| \$50,000 - \$75,000 | 117 | 15% | 85 |
| \$75,000 + | 414 | 52% | 153 |
| Occupied Housing Units by Tenure | | | |
| Total | 802 | 100% | 157 |
| Owner Occupied | 509 | 64% | 144 |
| Renter Occupied | 292 | 36% | 128 |
| Employed Population Age 16+ Years | | | |
| Total | 1,756 | 100% | 308 |
| In Labor Force | 1,356 | 77% | 275 |
| Civilian Unemployed in Labor Force | 104 | 6% | 96 |
| Not In Labor Force | 400 | 23% | 151 |

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.
 N/A means not available. Source: U.S. Census Bureau, American Community Survey (ACS)
 *Households in which no one 14 and over speaks English "very well" or speaks English only.

Public Participation Activities

Members of the public may ask questions, submit informal comments, or share site information at any time. Interested parties do not need to wait for a formal public comment period to contact Ecology.

However, to be included in the formal site record, comments about the site investigation, cleanup alternatives, or cleanups must be submitted during formal comment periods. In addition, the public is invited to review site documents before they become final. This is the most direct and influential way to learn more about the site and be involved in the cleanup's decision-making.

How we share information with the community

During specific stages of the cleanup, Ecology will mail notices about public comment periods to addresses surrounding the site. The mailing list area will vary depending on the type of contamination and where it's located, but the list will at least include addresses within a 1/4-mile radius of the site and other interested organizations and individuals. These notices will provide general information about the site, contact information for submitting comments, and times and locations of public meetings or hearings or how to request one if not yet scheduled.

Ecology may also develop documents outside of comment periods to keep the community updated on the site's status. These informational documents will be available online and at document repositories. Print copies may be mailed to the nearby community if we feel the message warrants the associated cost and resources.

Comment period notices and other site announcements may also be posted in various locations throughout the community (for example, local businesses, schools, libraries).

Postal mailing list

Ecology maintains a mailing list that includes addresses within the neighborhoods of Seattle, relevant local, state, and federal government contacts, and other interested parties.

These people receive public comment notices when draft documents are available.

We will add additional individuals, organizations, and other interested parties to the mailing list as requested. If you would like to be added to the mailing list for this site, please contact Meredith Waldref at 425-229-3683 or email at meredith.waldref@ecy.wa.gov.

Site Register

Public comment periods, events, and other cleanup notices are published in Ecology's [Site Register](#).⁴ To receive the *Site Register* by email, please contact Cheryl Ann Bishop at 360-407-6848 or cherylann.bishop@ecy.wa.gov, or [subscribe online](#).⁵

Newspaper display ads or legal notices

We announce public comment periods and events in ads or notices published in *The Seattle Times*. We will also publish notice on our [Public Input & Events Listing](#).⁶

Email lists

Ecology maintains an email list to update interested persons about this site. If you would like to be added to the email list for this site, please email Meredith Waldref at meredith.waldref@ecy.wa.gov. Ecology's website and social media platforms

We maintain a website for the Snopac Property Cleanup Site.⁷ The website provides site information, and you may download cleanup documents.

We may also share information about cleanup sites through [news releases, our ECOconnect blog, and social media](#).⁸

⁴ ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Site-Register-lists-and-data

⁵ <http://listserv.wa.gov/cgi-bin/wa?SUBED1=siteregister&A=1>

⁶ ecology.wa.gov/Events/Search/Listing

⁷ <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=12463>

⁸ ecology.wa.gov/About-us/Get-to-know-us/News

Document repositories

During public comment periods, you can find print documents at the following locations:

Seattle Public Library
South Park Branch
8604 8th Ave S,
Seattle, WA 98108
Phone: 206-615-1688

Washington Department of Ecology
Northwest Regional Office
15700 Dayton Ave N
Shoreline WA 98133

To schedule an appointment, please contact Sally Perkins at 425-649-7190 or nwro_public_request@ecy.wa.gov.

Signs around the cleanup site

We may also install signs displaying information about project status, traffic impacts, and health risks around the cleanup site.

How to share information with us

At minimum, MTCA requires 30-day public comment periods for certain draft cleanup documents and 14-day comment periods SEPA documents. SEPA documents are often made available for review with other cleanup documents. We may hold comment periods longer than 30 days.

We may also identify public concerns and cleanup goals by meeting with and soliciting information from interested community members and organizations. To collaborate with us about this site, contact Sandra Matthews at (425) 223-1999 or Sandra.Matthews@ecy.wa.gov.

Public comment periods

Formal 30-day comment periods allow interested members of the public to comment on draft documents, legal agreements, and proposed cleanup actions. If there is significant interest,

Ecology may extend the public comment period. When Ecology oversees SEPA determinations, we hold comment periods for at least two weeks.

Following a comment period, we publish all the input we received and respond to significant comments and questions. If the comments result in significant changes to the cleanup documents, then the documents will be revised and re-issued for public review. If the comments do not result in significant changes, then they become final.

Public events

We hold public meetings, workshops, open houses, and public hearings based on community interest. If we have not scheduled a meeting during a public comment period, we will hold one if 10 people request it, and this may cause us to extend a public comment period so the meeting occurs during it.

Events are held at locations close to the site that meet Americans with Disabilities Act standards. Public meetings, workshops, open houses, and hearings are always announced in advance using a variety of methods.

Plan Amendments

Ecology developed this plan following MTCA regulations (WAC 173-340-600). We review it as the cleanup progresses and amend it as necessary. You may suggest amendments to Meredith Waldref at 425-229-3683 or email at meredith.waldref@ecy.wa.gov.

This plan includes information for the public regarding opportunities for public involvement and comment. The outreach activities discussed in this section reflect Ecology's current plans for keeping the public informed and providing ways for those interested in the site to communicate their concerns and questions to us.

If you feel the planned outreach activities and mechanisms described in this plan are insufficient, or should otherwise be modified, we will work to find solutions. New outreach activities or outreach tools established as a result can be implemented right away, with or without amending this plan.