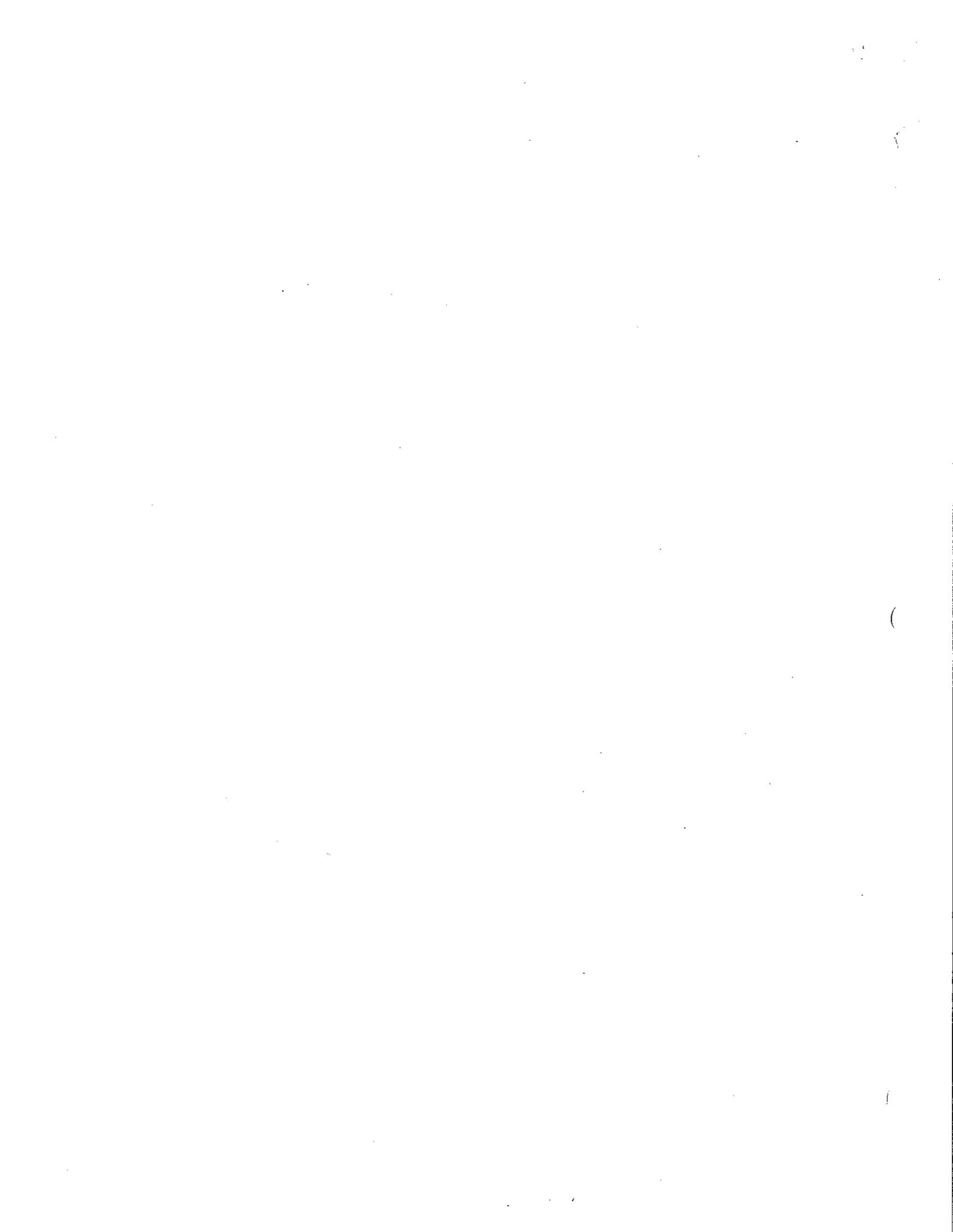


PUBLIC PARTICIPATION PLAN

***TIKI CAR WASH SITE
11909 N.E. 8TH STREET
BELLEVUE, WA 98005***

01-22-92



TIKI CAR WASH
PUBLIC PARTICIPATION PLAN
01/22/93

I. INTRODUCTION AND OVERVIEW

The Washington Department of Ecology is committed to providing public participation opportunities during the investigation and cleanup of hazardous waste sites. The public participation plan is intended to promote public understanding of Ecology's responsibilities, planning activities, and remedial activities at hazardous waste sites. It also provides an opportunity for Ecology to gain information from the public that will enable the department to develop a comprehensive cleanup plan, one that is protective of both human health and the environment.

- A. This public participation plan for the Tiki Car Wash site covers all remedial activities during the cleanup of the site. It has been tailored to the needs of the public based on the stage and nature of the cleanup, the level of public concern, and the risks posed by the site.
- B. **SITE LOCATION:** the Tiki Car Wash site is located at 11909 N.E 8th Street, Bellevue, Washington. The site is currently operated as gasoline station and car washing facility. It is bounded on the north by N.E. 8th Street, across from Eastside Rentals, and Barrier Motors. It is bounded on the south by Larry's Market parking lot. The east boundary of Tiki Car Wash is abutted by Alfa-Romeo. On the west side of the site is a Dollar-Rent-Car and a vacant lot.

CONTACTS: if you have questions related to public participation please contact Urania Perez-Freedman Public Involvement Specialist, at (206) 649-7191; technical questions should be directed to Ben Amoah-Forson Site Manager. His phone number is (206) 649-7099.

- C. **BACKGROUND:** this public participation plan was developed after interviews were conducted with persons and businesses located within the potentially affected vicinity. The plan discusses the community's concerns and outlines public participation activities to be conducted for the phases covered by this plan.

The purpose of the public participation plan is to assure that the affected public and governmental agencies are kept informed as the studies proceed and that each has an opportunity to contribute information regarding the site and to comment on the study and cleanup activities.



D. This plan is divided into the following sections:

I. Introduction and overview

II. Site description and history

III. Community concerns

IV. Public participation activities

V. Appendices: A. Timeline

B. Glossary

II. SITE DESCRIPTION AND HISTORY

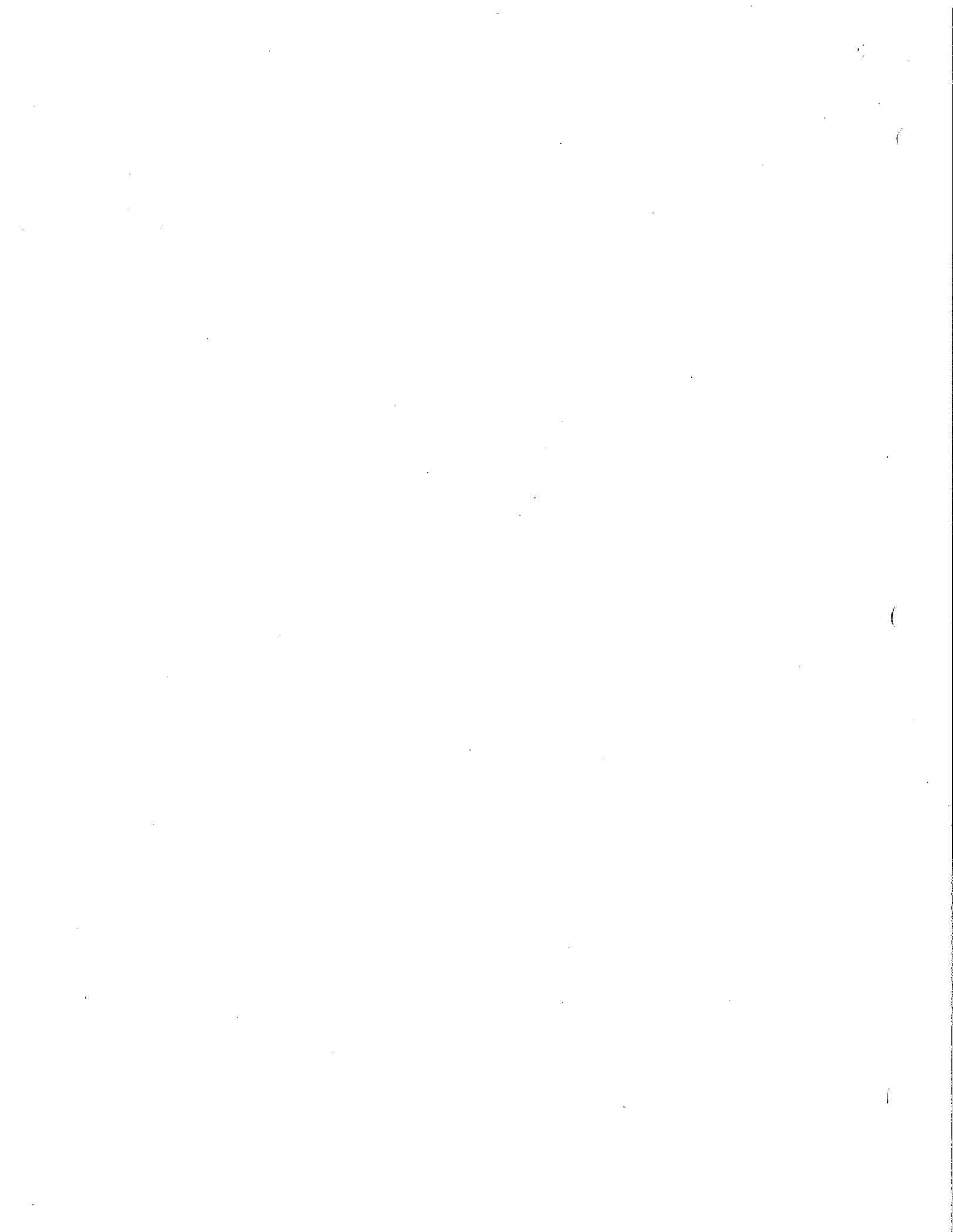
The Tiki Car Wash site is located at 11909 N.E. 8th Street in Bellevue, Washington. The property is currently used to operate a gas station and a car wash facility. It is located in a commercial strip in N.E. 8th Street, and it has been in operation since 1971.

The following is a chronological summary of the history of the site:

- ◆ In 1971 the property was purchased by H. Rand Ginn from a limited partnership and the current facility was constructed.
- ◆ In 1973, Carl B. Goodwin and Ruth E. Goodwin purchased the property from H. Rand Ginn.
- ◆ In 1973, the current owner Tiki Enterprises Inc., purchased the facility.
- ◆ On June 7, 1990 Ecology received a report that a release of petroleum compounds may have take place at the Tiki Car Wash facility. This report came as a result of an environmental assessment done in the property located southwest of Tiki Car Wash (Larry's Market).
- ◆ On July, 1990 an environmental investigation was initiated (monitoring well and soil borings installed) by a private consultant with the consent of Mr. Bollman.
- ◆ On December 29, 1992 a Consent Decree was signed by Mr. Bollman to receive mixed financial assistance from Ecology to clean up the site.

III. COMMUNITY CONCERNS

During the community interviews, the businesses' leaseholders located near the site did not voiced concerns about the site. However, two property's owners, stated that they have economical concerns. They expressed a concern



that their ability to obtain a loan might be affected by the presence of the soil contamination at the site.

Informal or formal comments will be heard during the public hearing. A document called a Responsiveness Summary, which address all the comments, will be mailed to those who submit written comments during the comment period, or oral comments at the public hearing. In addition, the responsiveness summary will be sent to the information repositories.

IV. PUBLIC PARTICIPATION ACTIVITIES

The public participation plan for the Tiki Car Wash site station will consist of the following activities:

A. A 30-day public comment period will be held for the consent decree, public participation plan and SEPA documents, beginning January 22, 1993 and ending February 20, 1993.

B. A public hearing on the consent decree will be held on February 4, 1993 at 7:00 PM at the Bellevue Main Library located at 11501 Main Street, Bellevue.

C. Notification to the potentially affected vicinity, which includes the residences and businesses within a block of the site, will be accomplished by a mailed fact sheet (public notice).

Owners and leaseholders of property immediately adjacent to the site have been identified. The mailing list includes their addresses, as well as those of other individuals environmental groups, public agencies and private firms that have expressed an interest in the site. Those on the mailing list shall receive all site mailings.

D. The public comment period and public hearing will be advertised with a display advertisement in the daily newspaper the Journal American on January 22, 1993. The display advertisement notice shall be 3 columns wide by 5 inches high.

E. The public will be provided copies of the Consent decree, public participation plan, SEPA documents, and extra copies of the fact sheet to review at the following information repositories:

Bellevue Library
11501 Main Street
Bellevue, WA 98004
Phone: (206) 455-6889
Contact: Reference Desk

Department of Ecology
3190 160th Ave. SE
Bellevue, WA 98008
Phone: (206) 649-7239
Contact: Judy Fisher



Copies of these documents will also be mailed to interested parties on request.

F. All comments received will be retained in the site files. Responses to comments received on documents circulated for public comment will be compiled in a document called the Responsiveness Summary. An individual evaluation of all the comments is an integral part of this summary. The responsiveness summary will be sent to those who submit written comments and to the designated information repositories.

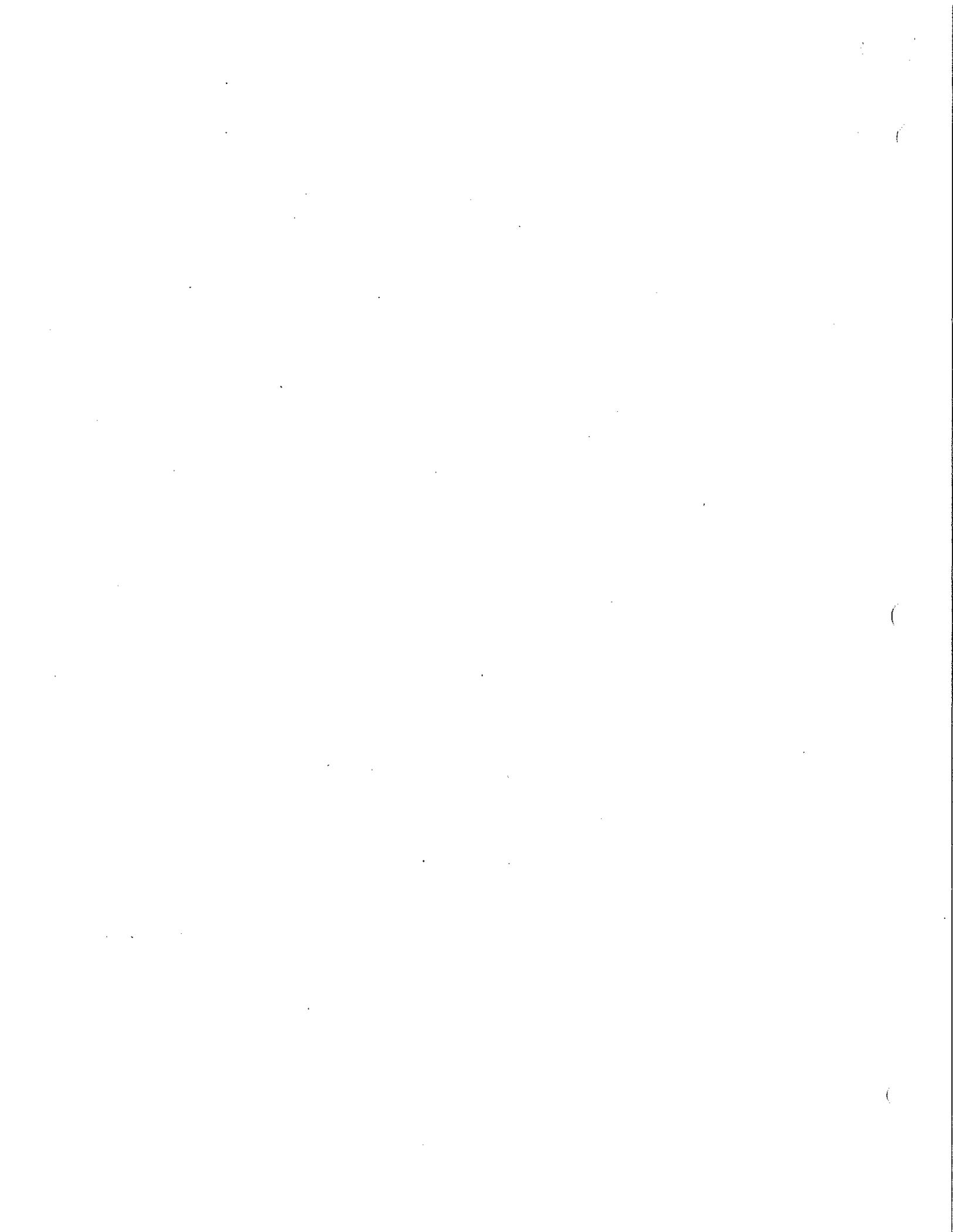
Notice of availability of the responsiveness summary will be sent to those on the site mailing list. In addition, the Notices will be printed in the Site Register.

G. Persons requesting to be placed on a mailing list for the site will be provided with updates on site activities as new information becomes available.

H. Should there be need for additional public participation activities, the public will be notified through a fact sheet and an advertisement in Journal American newspaper. This public participation plan will be updated and delivered to the information repository listed above.

I. Public notice announcements regarding the site will be placed in the Ecology's Public Involvement Calendar and Toxics Cleanup Program Site Register. To receive a copy of the Ecology Calendar call (206) 438-7256; if you need a copy of the Site Register call the Toxics Cleanup Information Line at 1-800-458-0920.

Thank you for your participation in the Toxics Cleanup Program!

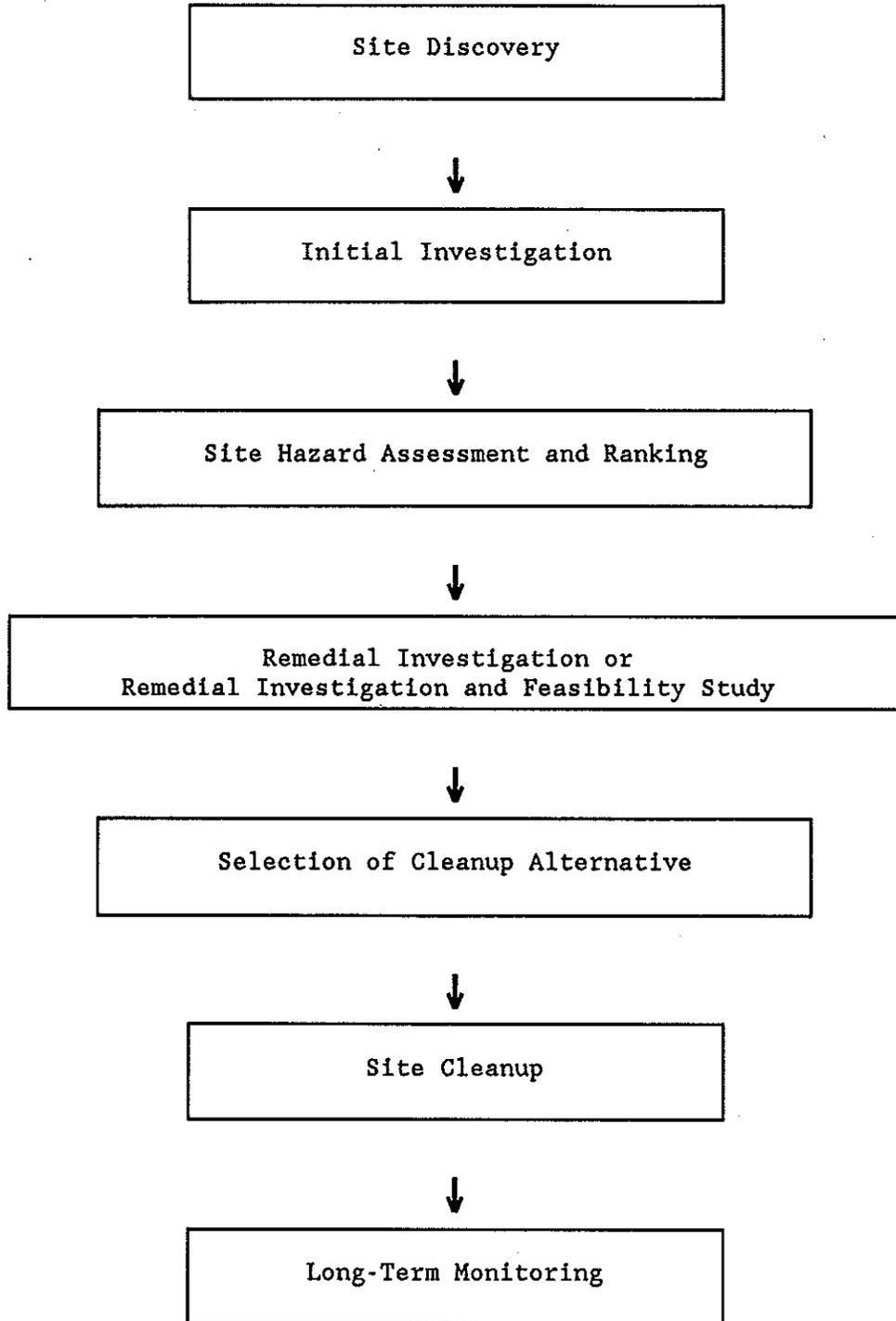


APPENDICES

PUBLIC PARTICIPATION PLAN - APPENDIX A

TIME LINE

Each of these steps take varying amounts of time ranging from less than one year to several years, depending on the complexity of the site.



PUBLIC PARTICIPATION PLAN - APPENDIX B

GLOSSARY

Agreed Order: A legal document, issued by Ecology, which formalizes an agreement between Ecology and the potentially liable persons for the actions needed at a site. An agreed order may be used for all remedial actions except for non-routine cleanup actions and interim actions that constitute a substantial majority of a cleanup action likely to be selected. Since an agreed order is not a settlement, an agreed order shall not provide for mixed funding, a covenant not to sue, or protection from claims for contribution. An agreed order means that the potentially liable person agrees to perform remedial actions at the site in accordance with the provisions of the agreed order and that Ecology will not take additional enforcement action against the potentially liable person to require those remedial actions specified in the agreed order so long as the potentially liable person complies with the provisions of the order. Agreed orders are subject to public comment. If an order substantially changes, an additional public comment period is provided.

Applicable state and federal laws: All legally applicable requirements and those requirements that Ecology determines are relevant and appropriate requirements.

Area background: The concentrations of hazardous substances that are consistently present in the environment in the vicinity of a site which are the result of human activities unrelated to releases from that site.

Carcinogen: Any substance or agent that produces or tends to produce cancer in humans.

Chronic toxicity: The ability of a hazardous substance to cause injury or death to an organism resulting from repeated or constant exposure to the hazardous substance over an extended period of time.

Cleanup: The implementation of a cleanup action or interim action.

Cleanup action: Any remedial action, except interim actions, taken at a site to eliminate, render less toxic, stabilize, contain, immobilize, isolate, treat, destroy, or remove a hazardous substance that complies with cleanup levels; utilizes permanent solutions to the maximum extent practicable; and includes adequate monitoring to ensure the effectiveness of the cleanup action.

Cleanup action plan: A document which selects the cleanup action and specifies cleanup standards and other requirements for a particular site. The cleanup action plan, which follows the remedial investigation/feasibility study report, is subject to a public comment period. After completion of a comment period on the draft cleanup action plan, Ecology issues a final cleanup action plan.

Cleanup Level: The concentration of a hazardous substance in soil, water, air, or sediment that is determined to be protective of human health and the environment under specified exposure conditions.

Cleanup process: The process for identifying, investigating, and cleaning up hazardous waste sites.

Consent Decree: A legal document, approved and issued by a court, which formalizes an agreement reached between Ecology and potentially liable persons on the actions needed at a site. A consent decree is subject to public comment and a public meeting is required. If a consent decree substantially changes, an additional comment period is provided. After satisfying the public comment and meeting requirements, Ecology files the consent decree with the appropriate superior court or federal court having jurisdiction over the matter.

Containment: A container, vessel, barrier, or structure, whether natural or constructed, which confines a hazardous substance within a defined boundary and prevents or minimizes its release into the environment.

Contaminant: Any hazardous substance that does not occur naturally or occurs at greater than natural background levels.

Enforcement Order: A legal document, issued by Ecology, requiring remedial action. Failure to comply with an enforcement order may result in substantial liability for costs and penalties. An enforcement order is subject to public comment. If an enforcement order is substantially changed, an additional comment period is provided.

Environment: Any plant, animal, natural resource, surface water (including underlying sediments), ground water, drinking water supply, land surface (including tidelands and shorelands) or subsurface strata, or ambient air within the state of Washington.

Exposure: Subjection of an organism to the action, influence, or effect of a hazardous substance (chemical agent) or physical agent.

Exposure Pathway: The path a hazardous substance takes or could take from a source to an exposed organism. An exposure pathway describes the mechanism by which an individual or population is exposed or has the potential to be exposed to hazardous substances at or originating from a site.

Facility: Any building, structure, installation, equipment, pipe or pipeline (including any pipe into a sewer or publicly-owned treatment works), well, pit, pond, lagoon, impoundment, ditch, landfill, storage container, motor vehicle, rolling stock, vessel, or aircraft; or any site or area where a hazardous substance, other than a consumer product in consumer use, has been deposited, stored, disposed of, or placed, or otherwise come to be located.

Feasibility study (FS): Provides identification and analysis of site cleanup alternatives, and is usually completed within a year. The entire RI/FS process takes about two years and is followed by the cleanup action plan. Remedial action evaluating sufficient site information to enable the selection of a cleanup action plan.

Free product: A hazardous substance that is present as a nonaqueous phase liquid (that is, liquid not dissolved in water).

Ground water: Water in a saturated zone beneath the surface of land or below a surface water.

Hazardous site list: A list of ranked sites that require further remedial action. These sites are published in the Site Register.

Hazardous Substance: Any dangerous or extremely hazardous waste as defined in RCW 70.105.010 (5) [*any discarded, useless, unwanted, or abandoned substances including, but not limited to, certain pesticides, or any residues or containers of such substances which are disposed of in such quantity or concentration as to pose a substantial present or potential hazard to human health, wildlife, or the environment because such wastes or constituents or combinations of such wastes: (a) have short-lived, toxic properties that may cause death, injury, or illness or have mutagenic, teratogenic, or carcinogenic properties; or (b) are corrosive, explosive, flammable, or may generate pressure through decomposition or other means.*] and (6) [*any dangerous waste which (a) will persist in a hazardous form for several years or more at a disposal site and which in its persistent form presents a significant environmental hazard and may be concentrated by living organisms through a food chain or may affect the genetic makeup of man or wildlife; and is highly toxic to man or wildlife; (b) if disposed of at a disposal site in such quantities as would present an extreme hazard to man or the environment.*], or any hazardous substance as defined in RCW 70.105.010 (14) [*any liquid, solid, gas, or sludge, including any material, substance, product, commodity, or waste, regardless of quantity, that exhibits any of the characteristics or criteria of hazardous waste as described in rules adopted under this chapter.*] or any hazardous substance as defined by rule under Chapter 70.105 RCW; petroleum products.

Hazardous waste site: Any facility where there has been a confirmation of a release or threatened release of a hazardous substance that requires remedial action.

Independent cleanup action: Any remedial action conducted without Ecology oversight or approval, and not under an order or decree.

Initial Investigation: An investigation to determine that a release or threatened release may have occurred that warrants further action.

Interim action: Any remedial action that partially addresses the cleanup of a site. It is an action that is technically necessary to reduce a threat to human health or the environment by eliminating or substantially reducing one or more pathways for exposure to a hazardous substance at a facility; an action that corrects a problem that may become substantially worse or cost substantially more to address if the action is delayed; an action needed to provide for completion of a site hazard assessment, state remedial investigation/feasibility study, or design of a cleanup action.

Mixed funding: Any funding, either in the form of a loan or a contribution, provided to potentially liable persons from the state toxics control account.

Model Toxics Control Act (MTCA): Refers to RCW 70.105D. It was approved by voters at the November 1988 general election and known as Initiative 97. The implementing regulation is WAC 173-340.

Natural background: The concentration of hazardous substance consistently present in the environment which has not been influenced by localized human activities.

National Priorities List (NPL): EPA's list of hazardous waste sites identified for possible long-term remedial response with funding from the federal Superfund trust fund. There are currently 41 sites in Washington State officially designated as final NPL sites and 4 sites pending federal Superfund designation.

Owner or operator: Any person with any ownership interest in the facility or who exercises any control over the facility; or in the case of an abandoned facility, any person who had owned or operated or exercised control over the facility any time before its abandonment.

Potentially liable person (PLP): Any person whom Ecology finds, based on credible evidence, to be liable under authority of RCW 70.105D.040.

Public notice: At a minimum, adequate notice mailed to all persons who have made a timely request of Ecology and to persons residing in the potentially affected vicinity of the proposed action; mailed to appropriate news media; published in the local (city or county) newspaper of largest circulation; and opportunity for interested persons to comment.

Public participation plan: A plan prepared under the authority of WAC 173-340-600 to encourage coordinated and effective public involvement tailored to the public's needs at a particular site.

Recovery by-products: Any hazardous substance, water, sludge, or other materials collected in the free product removal process in response to a release from an underground storage tank.

Release: Any intentional or unintentional entry of any hazardous substance into the environment, including, but not limited to, the abandonment or disposal of containers of hazardous substances.

Remedial action: Any action to identify, eliminate, or minimize any threat posed by hazardous substances to human health or the environment, including any investigative and monitoring activities of any release or threatened release of a hazardous substance, and any health assessments or health effects studies conducted in order to determine the risk or potential risk to human health.

Remedial investigation (RI): Any remedial action which provides information on the extent and magnitude of contamination at a site. This usually takes 12 to 18 months and is followed by the feasibility study. The purpose of the remedial investigation/feasibility study is to collect and develop sufficient site information enabling the selection of a cleanup action.

Responsiveness summary: A compilation of all questions and comments to a document open for public comment and their respective answers/replies by Ecology. The responsiveness summary is mailed, at a minimum, to those who provided comments and its availability is published in the Site Register.

Risk: The probability that a hazardous substance, when released into the environment, will cause an adverse effect in exposed humans or other living organisms.

Sensitive environment: An area of particular environmental value, where a release could pose a greater threat than in other areas including: wetlands; critical habitat for endangered or threatened species; national or state wildlife refuge; critical habitat, breeding or feeding area for fish or shellfish; wild or scenic river; rookery; riparian area; big game winter range.

Site: The same as facility (see above).

Site characterization report: A written report describing the site and nature of a release from an underground storage tank, as described in WAC 173-340-450 (4)(b).

Site hazard assessment (SHA): An assessment to gather information about a site to confirm whether a release has occurred and to enable Ecology to evaluate the relative potential hazard posed by the release. If further action is needed, an RI/FS is undertaken. 173-340-320.

Site Register: Ecology publication issued every two weeks listing major activities conducted statewide related to the study and cleanup of hazardous waste sites under the Model Toxics Control Act. To receive this publication, please call (206) 438-3081.

Surface water: Lakes, rivers, ponds, streams, inland waters, salt waters, and all other surface waters and water courses within the state of Washington or under the jurisdiction of the state of Washington.

SWRO: Ecology Southwest Regional Office in Tumwater.

TCP: Ecology Toxics Cleanup Program.

Underground storage tank (UST): An underground storage tank and connected underground piping as defined in the rules adopted under Chapter 90.76 RCW.

Washington Ranking Method: Method used to rank sites placed on the hazardous sites list. A report describing this method is available from Ecology.