



PUBLIC PARTICIPATION PLAN

**Industrial Petroleum Distributors
1117 and 1120 West Bay Drive
Olympia, Washington**

**Facility Site Number 1436
Cleanup Site Number 4240**

Prepared by
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INTRODUCTION

Public participation plans promote meaningful involvement during cleanups. This plan describes the tools the Washington State Department of Ecology (Ecology) will use to inform the public and gather input about the Industrial Petroleum Distributors cleanup.

LOCATION AND SITE BACKGROUND

The Industrial Petroleum site is located at 1117 and 1120 West Bay Drive in Olympia. The site includes land west of West Bay Drive and extends east into intertidal and subtidal areas of Budd Inlet. The extent of contamination found during the remedial investigation will set the site boundary.

Site Background

In the early 1950s, Atlantic Richfield Corporation (ARCO) developed a bulk fuel storage and distribution facility on the site. The facility had eight above-ground storage tanks, which were located on the west (upland) side of West Bay Drive. ARCO used a pipeline to carry fuel from barges to the tanks. The pipeline extended from an offshore pier through the waterfront parcel and up to the upland tank farm.

In the early 1970s, Ecology inspectors noted spilled petroleum products at the facility. In 1977, ARCO sold the property to new owners, who leased and later sold it to Industrial Petroleum Distributors. The site was then used to store waste oil through the early 1990s. In 1984, an oil spill occurred from overflowing one of the tanks. During this time, Ecology inspectors also documented improper storage of hazardous materials and petroleum-contaminated soil.




Figure 1. Approximate location of the Industrial Petroleum cleanup site



Figure 2. Industrial Petroleum Site Study Area



1996 aerial photograph

Legend	
2000 Agreed Order Study Area	
2012 Agreed Order Study Area	
Portion of Site Cleaned Up by the Trust Under the VCP	



2007 aerial photograph

In 1998, the Thurston County Health Department did a site hazard assessment, which confirmed that soil was contaminated with diesel and heavy oil. The site hazard assessment revealed the poor condition of the above ground tanks, including active leaks. As a result, Ecology placed the site on the Hazardous Sites List with a rank of 1. Sites on the list are ranked 1-5, based on the degree of risk; 1 is the highest.

In 2000, Ecology entered into an agreed order (legal agreement) with ARCO and the owner of Industrial Petroleum Distributors (the Disclaimer Trust created under the Last Will and Testament of John J. O'Connell (the Trust)) to begin cleanup.

Under the 2000 agreed order, a Remedial Investigation/ Feasibility Study report and Cleanup Action Plan were prepared for the portion of the site on the west side of West Bay Drive. In 2002, Ecology held a public comment period and finalized the documents.

The west portion of the site was cleaned up under the Voluntary Cleanup Program and included:

- Demolishing buildings and the concrete slabs for the above-ground storage tanks.
- Removing and disposing of petroleum-contaminated soil.
- Sampling soil and groundwater to confirm cleanup was complete.

In 2003, Ecology issued a No Further Action Letter for the west portion of the site. The opinion letter stated that no further cleanup action was needed for that portion of the site, but that more cleanup actions would be needed for the portion of the site east of West Bay Drive.

CURRENT ACTIVITY

Ecology and ARCO are entering into a new agreed order. This agreed order will replace the agreed order that Ecology entered into with ARCO and the Trust in 2000. The proposed agreed order requires ARCO to complete:

- A Remedial Investigation to determine the nature and extent of contamination.
- A Feasibility Study to look at cleanup options.
- A draft Cleanup Action Plan.

When they are ready, Ecology will hold a public comment period on the draft final reports, draft cleanup plan, and a new legal agreement for implementing the cleanup.

SITE CLEANUP PROCESS

Washington's Model Toxics Control Act (MTCA) requires that cleanups meet standards that are safe for both human health and the environment. For more information on MTCA, please visit Ecology's website at <http://www.ecy.wa.gov/biblio/ftc94129.html>.

Toxic sites are cleaned up in stages, described below. Each stage has a related report or plan that the public is welcome to review and comment on.

Remedial Investigation & Feasibility Study (RI/FS) - The RI looks at the extent and type of pollution on the site. It also looks at possible human health and environmental impacts. The FS identifies and evaluates different cleanup options.

Interim Actions - Ecology may allow Interim Actions to partly clean up a site before the final cleanup plan is complete.

Cleanup Action Plan (CAP) - The CAP describes the cleanup methods and how they will meet Ecology's cleanup standards. The Remedial Investigation and Feasibility Study provide the data and analysis to write a CAP. The CAP also takes into account public comments and concerns.

Cleanup - Cleanup removes contaminants from the site, contains them on the site, or treats them to make them less toxic. Based on the information in the RI/FS, Ecology will select a cleanup action and develop a new legal agreement for ARCO to conduct a cleanup. The CAP will require a public comment period.

Delisting - Ecology keeps track of toxic cleanup sites on the Hazardous Sites List. Once cleanup is complete, the public will have a chance to comment before Ecology takes a site off the list.

You can find more information about toxic cleanups on Ecology's website:
http://www.ecy.wa.gov/programs/tcp/cu_support/cu_process_steps_defns.htm.

PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup. This section of the plan describes how Ecology will share information and receive public comments on cleanup activities. Ecology will use the following public involvement activities during the Industrial Petroleum cleanup:

Formal Public Comment Periods

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last 30 days. WAC 173-340-600 requires them at key points during the investigation and cleanup process, before final decisions are made. During a comment period, the public can comment in writing. Ecology can only take verbal comments during a public hearing.

After comment periods, Ecology reviews all comments and may respond in a document called a responsiveness summary. Ecology considers whether a document or decision needs to be changed or revised based on public input. If there are major changes, Ecology may hold a second comment period. If there are no major changes, Ecology finalizes the draft document(s).

Public Meetings and Hearings

Ecology may hold public meetings at key points during the investigation and cleanup. Ecology also may offer public meetings for actions expected to be of particular interest to the community. Ecology will also hold a public meeting if ten or more people request one. These meetings will be at places and times convenient to the public.

Information Repositories

These are places where the public can read and review site information, including public comment period documents. Ecology has two repositories for this site:

- Olympia Timberland Library, 313 8th Avenue SE, Olympia 98501. (360) 352-0595.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey 98516. Please call (360) 407-6045 for an appointment.

See also Ecology's website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4240>

Site Register

Ecology's Toxics Cleanup Program uses its bimonthly Site Register to announce public meetings and comment periods, and many other activities. To receive the Site Register by e-mail, contact Seth Preston at (360) 407-6848 or Seth.Preston@ecy.wa.gov. You can also read it on Ecology's website at http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html.

Mailing List

Ecology's mailing list for this site includes neighboring landowners and businesses, public agencies, and other known interested parties. Ecology's Southwest Regional Office maintains the list and will update it as needed. Please contact Diana Smith at (360) 407-6255 or Diana.Smith@ecy.wa.gov if you would like to have your address added to or deleted from this mailing list.

Fact Sheets

Ecology will mail fact sheets to people and groups interested in this cleanup. Fact sheets will announce comment periods and public meetings. Ecology also may mail fact sheets with updates on cleanup progress.

Newspaper Display Ads

Ecology will place ads in *The Olympian* to announce public comment periods and public meetings for the site.

Plan Update

Ecology may update this Public Participation Plan as the project moves forward. The public will have a chance to comment on any major changes to the plan.

Contacts

If you have questions or need more information about this plan or the Industrial Petroleum cleanup site, please contact:

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GLOSSARY

Agreed Order: A legal agreement between Ecology and a Potentially Liable Person (see below) to conduct work toward a cleanup.

Cleanup: Actions that deal with a release or threatened release of hazardous substances that could affect public health or the environment. Ecology often uses the term "cleanup" broadly to describe response actions or phases of cleanup, such as the Remedial Investigation/Feasibility Study.

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

Groundwater: Water found beneath the earth's surface that fills spaces between materials such as sand, soil, or gravel. In some areas, groundwater occurs in large enough amounts to be used for drinking water, irrigation and other purposes.

Information Repository: A file containing site information and reports for public review. It is usually located in a public building convenient for local residents, such as a public school, city hall, or library.

Model Toxics Control Act (MTCA): A law passed by Washington voter initiative in 1988. Its purpose is to find, investigate, and clean up places where hazardous substances have been released. It defines Ecology's role and encourages public involvement in cleanup decisions.

Potentially Liable Person: Any individual(s) or company(s) potentially responsible for, or contributing to, the contamination problems at a site. Whenever possible, Ecology requires PLPs to clean up sites.

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

Sediments: Settled particles located at the bottom of a lake, river or in wetlands. Sediment(s) also includes settled particulate matter exposed by human activity (e.g., dredging) to the biologically active aquatic zone or to the water column.

Site: Any area where a hazardous substance, other than a consumer product in consumer use, has come to be located.

Toxicity: How much harm a substance causes to living organisms, including people, plants and animals, at a certain concentration.

Voluntary Cleanup Program: An option for cleaning up hazardous waste sites. The program allows a party to clean up a site independently with technical assistance and written opinions from the Department of Ecology on the cleanup.