

EXHIBIT E

PUBLIC PARTICIPATION PLAN

Cream Wine Site
Facility Site ID No. 46552166
Cleanup Site ID No. 4863

PREPARED BY:
THE WASHINGTON STATE DEPARTMENT OF ECOLOGY
AND
MAUL FOSTER & ALONGI, INC.

October 2012

For special accommodations or this publication in a format for the visually impaired, call Frosti Smith at 509/454-7841. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877/833-6341

Para asistencia en Español Gregory Bohn, 509/454-4174

PUBLIC PARTICIPATION PLAN

Getting Involved in Cleanup at the Former Cream Wine Site

Introduction

The site is formally known as the Cream Wine site. Located on the corner of First Street and Lincoln Avenue along a gateway corridor to downtown Sunnyside, the Cream Wine site is important to the whole city. (see Appendix A and A-1).

The approximately 4.6 acre property is located at the corner of two major arterials and one of the main entrances to downtown Sunnyside. The location represents a transition of land uses as the last of a line of industrial properties on First Street with residential neighborhoods to the north and west. The Property is currently zoned Heavy Manufacturing. The property has been developed for industrial use since approximately 1942. An evaporated milk plant operated on the property from that time until 1986. The facility was repurposed as a winery from 1988 to 2010 under different owners and operators. The property has been vacant since the fall of 2010. Environmental investigations on this property have found that solvents have impacted groundwater and there are also high levels of lead in soil at the site. This property has also been impacted by a petroleum hydrocarbon release from underground storage tanks (USTs) from the adjacent Valley View Market property located to the west of the Cream Wine site. The potentially liable party (PLP) for the petroleum release has been identified and taken action to cleanup those impacts, but the solvent and lead issues remain.

The Washington State Department of Ecology encourages the public to learn about and get involved in decision-making opportunities available during cleanup of contamination at the site. This Public Participation Plan (Plan) provides an overview of the public involvement opportunities and the Model Toxics Control Act (MTCA), which guides the formal cleanup process at sites in Washington State. This document also outlines the purpose of the Plan, when public notice will occur, the amount of time the public has to comment, where the potentially affected area is located, and ways the public may get involved in providing feedback. It also provides a site background and community profile.

This Plan is part of a *Prospective Purchaser Consent Decree* which includes a Draft Cleanup Action Plan and State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS). The Prospective Purchaser Consent Decree is a legal document that formalizes the agreement between Ecology and the prospective purchaser for cleanup at a site. Generally, a potentially liable person (PLP) is identified as the responsible party for paying for cleanup at a site. This site is in foreclosure and no viable PLPs exist for the groundwater contamination. The prospective purchaser is *not* a PLP.

The “purchaser” is the Port of Sunnyside. The Port will acquire the Cream Wine site out of foreclosure, remediate existing contamination, and redevelop the site. Remediation will remove potential exposure to contaminants as well as clean up physical hazards at the site. Additionally, redevelopment of the site will generate jobs and provide many enhancements to the City of Sunnyside.

The documents listed above will guide cleanup at the site and will go through a public comment period. Once public comment has been reviewed and changes to the documents are made if applicable, the cleanup moves forward. Cleanup begins after the property is purchased. The Prospective Purchaser Consent Decree relieves the Port of Sunnyside of liability for known contamination once the cleanup is complete.

Purpose of the Plan

There are three primary purposes of the Public Participation Plan:

- Inform the public about ways to participate in the decision-making process related to the site cleanup.
- Gather information from the public that will help Ecology plan for site-related cleanup.
- Provide background about the proposed cleanup, and outline Ecology's roles and responsibilities regarding cleanup activities.

Overview of the Plan and Model Toxics Control Act (MTCA)

In the November 1988 general election, a citizens' initiative passed that is called the Model Toxics Control Act (MTCA). MTCA provides guidelines and requirements for the cleanup of contaminated sites in Washington State. The law sets strict standards so cleanup at sites is protective of human health and the environment. Public participation is an important part of the MTCA process.

Public participation needs are assessed at each site based on public interest and the degree of risk posed by contaminants. Individuals who live near a site, community groups, businesses, organizations, and other interested parties are provided an opportunity to become involved in commenting on the cleanup process. Citizen groups living near contaminated sites may apply for public participation grants to receive technical assistance in understanding the cleanup process and to create additional public participation avenues.

A Public Participation Plan includes requirements for public notice such as:

- Identifying available site-related documents and the locations for review.
- Providing public comment periods.
- Holding public meetings or hearings.

Additional forms of participation may be personal interviews, involvement in citizen advisory groups, questionnaires, or workshops.

The Plan complies with MTCA regulations (Chapter 173-340-600 WAC). The Port of Sunnyside, their contractors, Maul Foster and Alongi, Inc. and the WA Department of Ecology will coordinate and implement outreach activities as applicable. Ecology will determine final approval of the Plan as well as any amendments.

A glossary of terms used in this Plan is included as Appendix C. Documents relating to the cleanup action may be reviewed at the repositories listed on page 8 of this Plan. If individuals are interested in knowing more about the site or have comments regarding the Plan, please contact one of the individuals listed on page 4.

<p>WA Department of Ecology Contacts: Norm Hepner, Site Manager Washington State Department of Ecology Central Regional Office 15 West Yakima Avenue Yakima, WA 98902 509/457-7127 E-mail: norm.hepner@ecy.wa.gov</p> <p>Frosti Smith, Public Involvement Coordinator Washington State Department of Ecology Central Regional Office 15 West Yakima Avenue Yakima, WA 98902 509/454-7841 Email: frosti.smith@ecy.wa.gov</p> <p>Roger Johnson, Public Disclosure Coordinator Washington State Department of Ecology Central Regional Office 15 West Yakima Avenue Yakima, WA 98902 509/454-7658 E-mail: roger.johnson@ecy.wa.gov</p> <p>For special accommodations or this publication in a format for the visually impaired, call Frosti Smith at 509/454-7841. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877/833-6341. Para obtener asistencia en español, llamar a 509/575-2490.</p>	<p>Port of Sunnyside Contacts: Jed Crowther Property, Development, and Project Manager Phone: 509/839-7678 e-mail: jed@portofsunnyside.com</p> <p>Michael Stringer Maul Foster & Alongi, Inc. 911 Western Avenue, Suite 575 Seattle, WA 98104 Phone: 206/498-9147 E-mail: mstringer@maulfoster.com</p>
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Public Participation and the Model Toxics Control Act (MTCA)

Ecology's Toxics Cleanup Program investigates reports of contamination that may threaten human health and/or the environment. If an investigation confirms the presence of contaminants, a site is ranked from 1-5 and placed on a Hazardous Sites List. Contamination has been detected on the Cream Wine site, but it has not yet been ranked.

Current or former owners or operators as well as any other potentially liable persons (PLPs) of a site may be held responsible for cleanup of contamination according to the standards set under MTCA. The PLPs

are notified by Ecology that a site has contaminants, and the process of cleanup begins with Ecology implementing and overseeing the project.

Site Background

The Cream Wine Site is located at 111 East Lincoln Avenue in the City of Sunnyside, Yakima County, Washington (see Appendix A). The Property is approximately 4.6 acres in size and is generally flat.

The site is bordered by Lincoln Avenue and a residential neighborhood to the north; by a cold storage and warehouse facility to the south, by a commercial fueling station to the west; and by First Street and residential and commercial and development to the east (Valley View Market).

The property has been developed for industrial use since approximately 1942. An evaporated milk plant operated on the Property from that time until 1986. The features of the plant included a truck shop garage, mechanical shop, coal bin and boiler, underground storage tanks (USTs), above ground storage tanks (ASTs), and chemical storage. The facility was repurposed as a winery from 1988 to 2010 under different owners and operators.

The Property is located downslope from a former fueling station at Valley View Market (VVM). VVM had USTs for fuel which resulted in a release that flowed with shallow groundwater towards the southeast under First Avenue and onto the Property. Time Oil Company has conducted remedial actions that have greatly reduced those impacts to groundwater. Based on these efforts, the cleanup related to the fuel release is nearing completion. However, through the sampling program completed for the VVM property, another contaminant of concern, of tetrachloroethylene (aka perchloroethylene or PCE) was detected in groundwater on the Property at concentrations above state cleanup standards. Studies indicate that the PCE was not released from the fueling station. Historical records indicate that a laundry and dry cleaner did operate on the VVM property between 1964 and 1995. PCE was commonly used in dry cleaner operations.

Remedial Investigation Results

Through an Integrated Planning Grant from the Department of Ecology, the Port of Sunnyside was able to complete a comprehensive investigation of environmental contamination issues remaining on the property. This investigation examined the nature and extent of PCE and other potential contaminants on the site. The following summarizes the results.

Soil

- The site investigation results indicate that soil impacts are limited to lead in shallow soil in one location adjacent to a former chemical storage building.

Groundwater

- PCE was the only contaminant in groundwater samples that was detected at concentrations above cleanup levels. Contamination appears to be limited to the shallow groundwater layer.

- Groundwater at the site appears to flow to the southeast. PCE was detected upgradient across First Street, but was not detected downgradient of the property.
- Drinking water has not been impacted by site-related contaminants.

Cleanup Alternatives

Two cleanup alternatives were evaluated for the site.

Alternative 1. *In Situ* Treatment and Targeted Excavation

Lead impacted soil would be excavated to approximately 4 feet below ground surface and disposed of at an off-site permitted facility. The excavated area would be backfilled with clean, imported fill, then compacted and graded. Groundwater impacts would be treated by injecting biological and chemical reagents into the contamination plume to breakdown the PCE into harmless compounds. A pilot test would be conducted as a preliminary step to refine this remedy. Groundwater would be monitored on a regular basis to assess the effectiveness of the remedy.

Alternative 2. Monitored Natural Attenuation and Targeted Excavation

As in Alternative 1, lead impacted soil would be excavated and disposed of at an approved off-site landfill. The excavated area would be backfilled with clean, imported fill, then compacted and graded. Groundwater impacts would be managed through monitored natural attenuation. Historical data on the site indicates declining trends in concentrations of PCE. It is estimated that PCE levels will continue to decline to below state cleanup levels before the groundwater plume migrates off the property. Groundwater would be sampled on a regular basis to monitor whether concentrations continue to naturally decline to below the state cleanup levels.

Protection of human health and the environment were key components of the evaluation. Other factors considered were effectiveness, potential for implementation, cost, compliance with all applicable laws, and long-term monitoring.

Selected Cleanup Actions

A Draft Cleanup Action Plan (DCAP) and Prospective Purchaser Consent Decree have been developed for the site. The DCAP identifies that Ecology has selected Alternative 1, *In Situ* Treatment and Targeted Excavation as the preferred remedy.

State Environmental Policy Act and Determination of Non-Significance

The State Environmental Policy Act, known as SEPA, requires government agencies to consider potential environmental impacts of a project before beginning the cleanup. After review of a completed environmental checklist and other site-specific information, Ecology has determined the cleanup actions will not have a probable adverse impact on the environment. This action will benefit the environment by reducing the release of toxic chemicals from the site. Therefore, Ecology has issued a Determination of Non-Significance.

Contaminants of Concern

The investigation included evaluation of soil and groundwater for potential chemicals of concern, including diesel- and lube-oil-range total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons, lead, and VOCs (including PCE). Detailed results of the evaluation of contaminants are found in the Focused Site Assessment Report and Cleanup Action Plan.

Community Background

Community Overview

The City of Sunnyside is located in Yakima County, approximately 34 miles southeast of the city of Yakima and 42 miles west of the Tri-cities of Richland, Kennewick and Pasco. As of 2010, the City population is estimated at 15,858 residents, with a countywide population of 243,231. The population of Sunnyside is predominantly Hispanic (82% non-white). The economy of the Yakima Valley is based on agriculture, along with government services, medical services, and tourism. The major agricultural products are apples, peaches, cherries, hops, pears, beef, wheat, and wine.

The City of Sunnyside is a major agricultural food processing center. The Port of Sunnyside operates an industrial wastewater treatment plant to service this sector. Major food processing facilities include: Darigold (cheese and whey plant), Independent Foods (fruit and juice plant), and Valley Processing (fruit and juice plant). The City is also a medical and retail center for the region.

Community Concerns

The major concerns stated by community members in interviews and community meetings include

Cleanup

- The property has been sitting vacant for a long time and is becoming blighted
- Preventing contamination of groundwater is important
- Uncertainty around environmental conditions has driven businesses away from the property

Redevelopment

- The property has an important location in the City as a gateway
- Future use of the property should create jobs and support the local economy
- Future use should complement existing businesses and give more depth to the local economy
- Future use should capitalize on the iconic features of the water tower and the brick and glass façade and preserve them if feasible
- The community is generally supportive of the proposed future uses future uses of the property
 - Food processing (potentially including retail space and vocational training)
 - Mercado – mixed-use commercial, retail, and agricultural product development center

Public Participation Activities and Timeline

The following are public participation efforts which will occur until the cleanup actions are completed:

- ❖ A **mailing list** has been developed which includes property owners and residents within 500 feet of the Cream Wine site. It also includes businesses, organizations, elected officials, government agencies, and other individuals who have expressed interest in the cleanup process for the site.

People on the mailing list will receive copies of fact sheets developed regarding the cleanup process via first class mail. Additionally any other interested parties will be added to the mailing list upon request. Other people who are interested may request to be added to the mailing list by contacting Frosti Smith at the Department of Ecology (Phone: 509/454-784, Email: frosti.smith@ecy.wa.gov).

- ❖ **Public Repositories** have been established and documents may be reviewed at the following offices:

Washington State Department of Ecology

Central Regional Office
15 West Yakima Avenue
Yakima, WA 98902

Contact: Roger Johnson 509/454-7658
e-mail: roger.johnson@ecy.wa.gov

Ecology's website:

<https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=4863>

Yakima Valley Regional Library – Sunnyside Branch
621 East Grant Avenue
Sunnyside, WA 98944
509/837-3234

Port of Sunnyside Website:

<http://www.portofsunnyside.com/>

- ❖ **Site Register** A notice is also published in a statewide Site Register. It is sent electronically to individuals and organizations who request the publication. If you are interested in receiving the Site Register, contact Seth Preston of Ecology at 360/407-6848 or e-mail Seth.Preston@ecy.wa.gov.
- ❖ **Fact sheets** are created by Ecology, reviewed by the Port of Sunnyside and distributed to individuals on the mailing list. Fact sheets explain the current status of the cleanup process, give a brief background, and ask for comments from the public. A **30-day comment period** allows the public time to comment at specific stages during the cleanup process.
- ❖ **Display ads or legal notices** are published in the Daily Sun News to inform the general public. These notices correlate with the 30-day comment period and associated stage of the cleanup process. They are also used to announce public meetings, workshops, open houses, or hearings.

- ❖ **Public meetings, workshops, open houses and public hearings** are held based upon the level of community interest. If ten or more persons request a public meeting or hearing based on the subject of the public notice, Ecology will hold a meeting or hearing and gather comments. Public meetings must be held in a facility that meets the Americans with Disabilities Act (ADA).

It is anticipated that public meetings, open houses, or hearings will be held at the [location?]. The date, time and locations of hearings, meetings, workshops, or open houses will be announced in a legal notice in the newspaper, fact sheets, or display ads in accordance with the Model Toxics Control Act (MTCA). A public meeting is currently scheduled for November 7, 2012, from 5:30 to 7:00 pm and will be held at the Yakima Valley Regional Library Sunnyside Branch, 621 E Grant Avenue, in Sunnyside.

- ❖ Written comments which are received during the 30-day comment periods may be responded to in a **Responsiveness Summary**. The Responsiveness Summary may be sent to those who make written comments and will be available for public review at the Repositories listed at the top of this page.

Answering Questions from the Public

Individuals may want to ask questions about the site, the cleanup process and how to get involved. A list of contacts is provided on page 4 of this Plan.

Public Participation Time Line - Actions Taken

Document or Activity	Date
Public Meeting to discuss Prospective Purchaser Consent Decree, Draft Cleanup Action Plan, State Environmental Policy Act (SEPA) and Determination of Non-Significance (DNS)	November 7, 2012
Public comment period for the Prospective Purchaser Consent Decree, Draft Cleanup Action Plan and State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS)	November 1, 2012 through December 3, 2012
Notice in Ecology's Site Register announcing beginning of formal negotiations for the Prospective Purchaser Consent Decree, Draft Cleanup Action Plan and State Environmental Policy Act (SEPA) and Determination of Non-Significance (DNS).	November 1, 2012
Community meeting to discuss cleanup and redevelopment planning.	April 16, 2012
Stakeholder interviews to listen to concerns and vision for redevelopment of the site.	August 2011
Updates on the status of cleanup and redevelopment planning process given at Port Commission meetings.	August 2011 – November 2012 (approximately monthly)

APPENDIX A SITE MAP

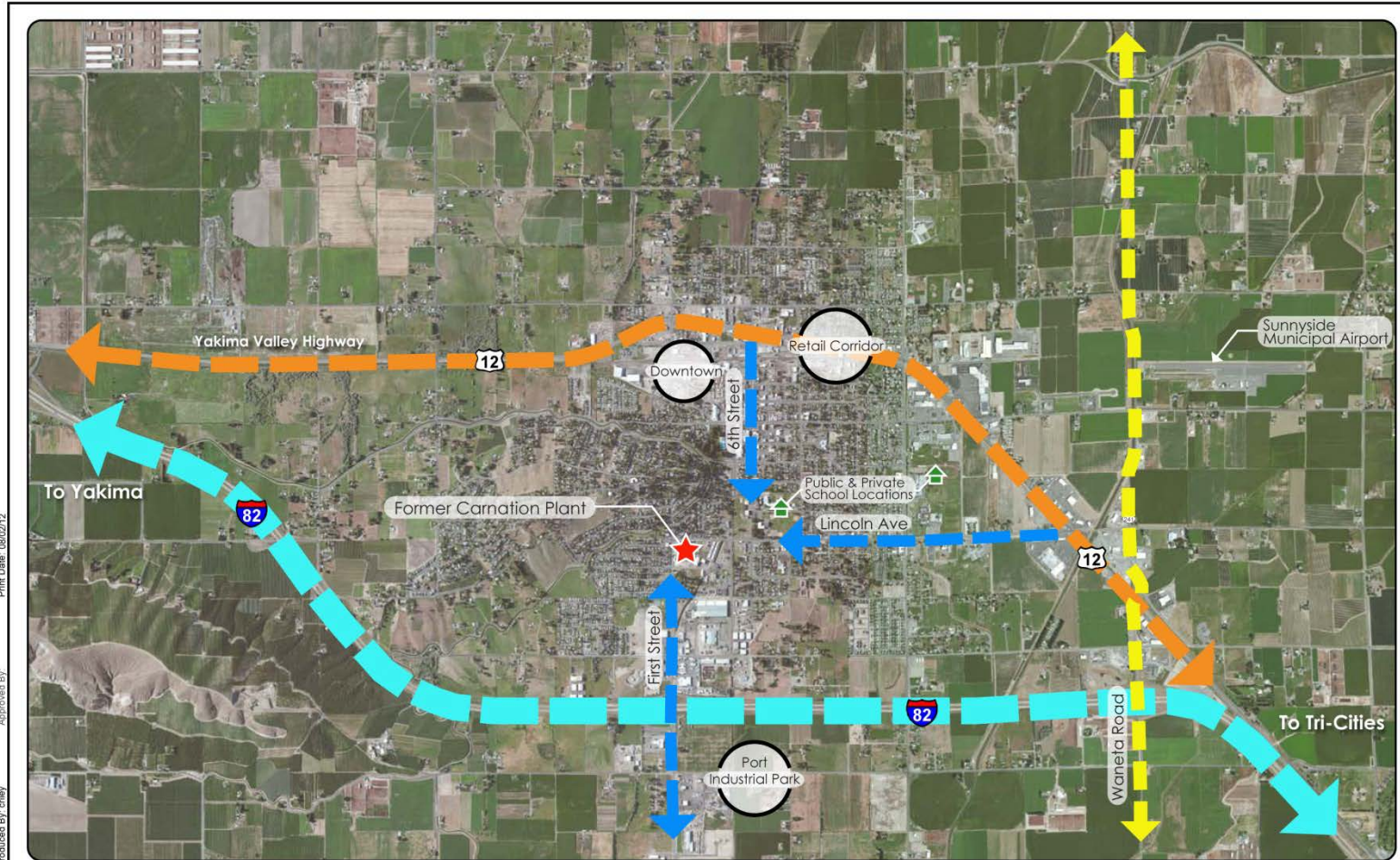


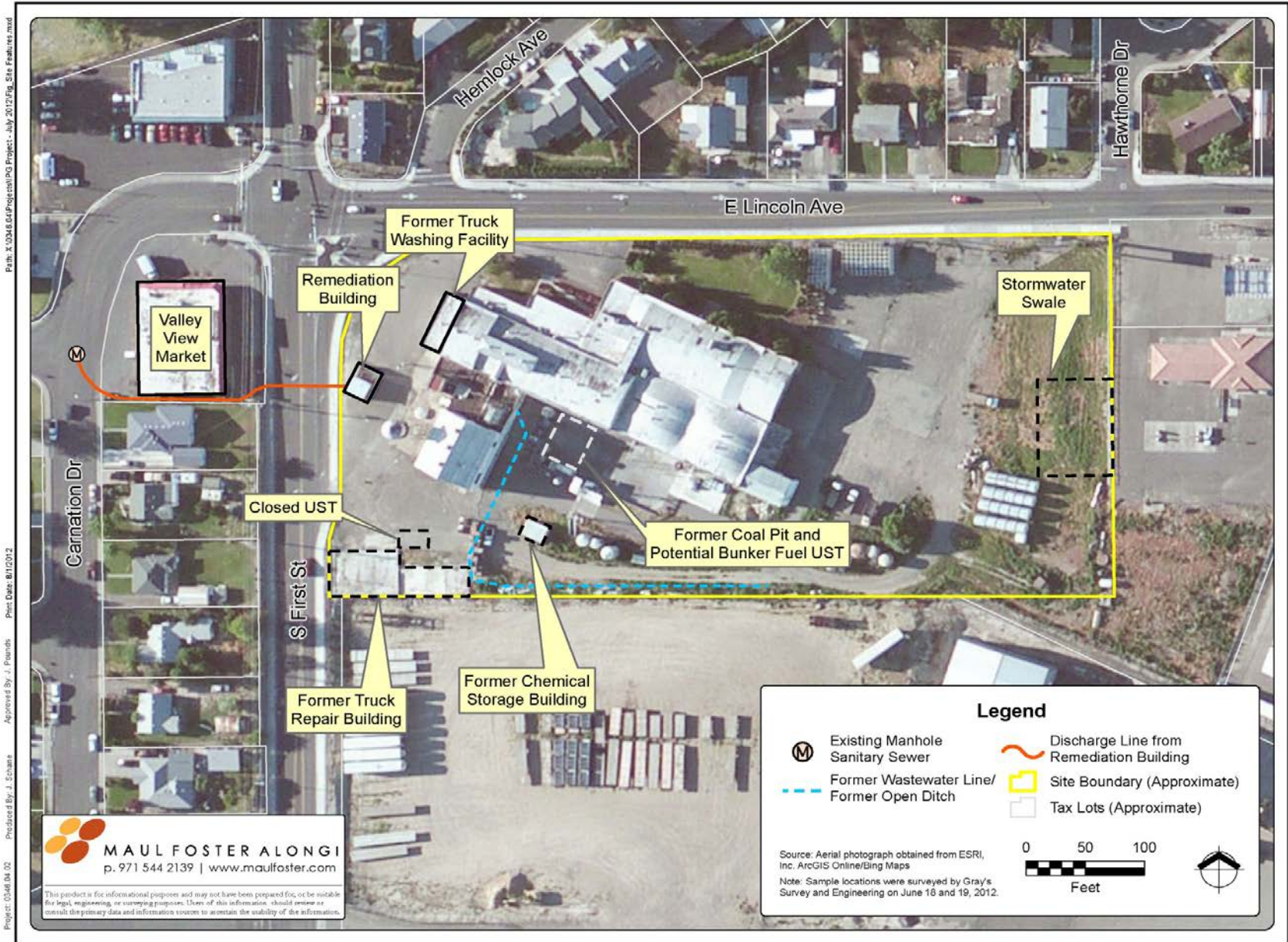
Figure 1
Property Location and Context
 Port of Sunnyside
 Sunnyside, Washington

Project: D346 02 02
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APPENDIX A-1





View of the Site from the North (above)

**APPENDIX B
MAILING LIST
(Made available upon request)**

APPENDIX C GLOSSARY

Agreed Order: A legal document issued by Ecology which formalizes an agreement between the department and potentially liable persons (PLPs) for the actions needed at a site. An agreed order is subject to public comment. If an order is substantially changed, an additional comment period is provided.

Applicable State and Federal Law: 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 identifies the cleanup action and specifies cleanup standards and other requirements for a particular site. After completion of a comment period on a Draft Cleanup Action Plan, Ecology will issue 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 the state and potentially liable persons (PLPs) on the actions needed at a site. A decree is subject to public comment. If a decree is substantially changed, an additional comment period is provided.

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 Pathways: 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 the site. Each exposure pathway includes an actual or potential source or release from a source, an exposure point, and an exposure route. If the source exposure point differs from the source of the hazardous substance, exposure pathway also includes a transport/exposure medium.

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 or, placed, or otherwise come to be located.

Feasibility Study (FS): A study to evaluate alternative cleanup actions for a site. A comment period on the draft report is required. Ecology selects the preferred alternative after reviewing those documents.

Groundwater: Water found beneath the earth's surface that fills pores between materials such as sand, soil, or gravel. In aquifers, groundwater occurs in sufficient quantities that it can be used for drinking water, irrigation, and other purposes.

Hazardous Sites List: A list of sites identified by Ecology that requires further remedial action. The sites are ranked from 1 to 5 to indicate their relative priority for further action.

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 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 dangerous or extremely dangerous waste as designated by rule under Chapter 70.105 RCW: 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.

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): Washington State's law that governs the investigation, evaluation and cleanup of hazardous waste sites. Refers to RCW 70.105D. It was approved by voters at the November 1988 general election and known is as Initiative 97. The implementing regulation is WAC 173-340.

Monitoring Wells: Special wells drilled at specific locations on or off a hazardous waste site where groundwater can be sampled at selected depths and studied to determine the direction of groundwater flow and the types and amounts of contaminants present.

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.

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.

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.

Remedial Investigation: A study to define the extent of problems at a site. When combined with a study to evaluate alternative cleanup actions it is referred to as a Remedial Investigation/Feasibility Study (RI/FS). In both cases, a comment period on the draft report is required.

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 Assessment: The determination of 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: See Facility.

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.

Site Register: Publication issued every two weeks of 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 (360) 407-7200.

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.

TCP: Toxics Cleanup Program at Ecology

Toxicity: The degree to which a substance at a particular concentration is capable of causing harm to living organisms, including people, plants and animals.

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