

# Camas Property Tacoma, Washington



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## Agreed Order for Proposed Remedial Investigation and Feasibility Study

### Summary

The Washington Department of Ecology is asking for your comments on a proposed agreement for investigation and study of the **Camas Property**, located at **2926 South M Street, Tacoma**. Deadline for comments is November 28, 2005.

Ecology welcomes your comments on issuing an Agreed Order (an agreement) with Camas Associates and a public participation plan for the project. The agreement will require Camas Associates to complete an investigation of the Camas Property site, study feasible cleanup actions, and develop a draft plan for cleaning up the site.

Please see the right hand column for details on where to view the Agreed Order and public participation plan, other Camas Property information, and how to give Ecology your comments.

### Background

Camas Associates is the owner of the Camas Property and is the Potentially Liable Party (PLP) under the proposed Agreed Order. Camas Associates is responsible for site investigation and cleanup actions and related costs.

Tar used to be manufactured on the site and there has been a

release of hazardous substances above standards established by the Model Toxics Control Act (MTCA), Chapter 70.105D of the Revised Code of Washington (RCW). MTCA is a citizen-generated law defining Ecology's clean up standards for sites with hazardous wastes.

### Work Plan

Ecology has approved a work plan for Camas Associates. The work plan includes remedial investigations of the site. The work plan also includes a Sampling and Analysis Plan (SAP) and site specific Health and Safety Plan (HASP) in compliance with Washington Administrative Code (WAC) 173-340-810 and 820.

The remedial investigations are designed to determine the extent and type of contamination on the Camas Property and are currently underway.

According to a Limited Phase II Site Investigation performed for Camas Associates by Saltbush Environmental in May 2002, petroleum hydrocarbons, volatile organic compounds (VOCs), and

## October 2005

**Public Comment Period:  
October 28 through  
November 28, 2005**

**Please direct your questions and written comments to:**

Marv Coleman, Site Manager  
SWRO Toxics Cleanup Program  
PO Box 47775  
Olympia, WA 98504-7775  
(360) 407-6259 (voice)  
(360) 407-6306 (TDD)  
E-mail: [MCOL461@ecy.wa.gov](mailto:MCOL461@ecy.wa.gov)

**You may view documents at the following locations:**

Mottet Branch Library  
3523 East G Street  
Tacoma, WA 98404  
(253) 591-5660

Citizens for A Healthy Bay  
917 Pacific Ave. Suite 100  
Tacoma, WA 98402  
(253) 383-2429

WA Dept. of Ecology  
SW Regional Office  
Toxics Cleanup Program  
300 Desmond Drive  
Olympia, WA 98504-47775  
(360) 407-6365  
[SFLE461@ecy.wa.gov](mailto:SFLE461@ecy.wa.gov)

### Websites:

[www.ecy.wa.gov/programs/tcp/sites/camas\\_property/camas\\_property\\_hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/camas_property/camas_property_hp.htm)

[www.ecy.wa.gov](http://www.ecy.wa.gov), "Public Events Calendar"



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semi-volatile organic compounds (SVOCs) have been released to soils and groundwater on the site.

The Agreed Order requires Camas Associates to conduct a Remedial Investigation/Feasibility Study (RI/FS) of soil and groundwater that may contain metals and the contaminants identified in 2002 (e.g., petroleum hydrocarbons, VOCs, and SVOCs).

### **Environmental & Health Concerns**

Tacoma Pierce County Health Department completed a Site Hazard Assessment (SHA) of the site and ranked the site "2" for human and environmental health risk. Ranking ranges from 1 to 5, with 1 representing the highest relative risk and 5 the lowest relative risk.

This ranking was partially based on the fact that the site is located within the South Tacoma Groundwater Protection District. However, contaminated groundwater at the site is not used for drinking or other consumptive uses. The City of Tacoma provides drinking water to the site and nearby properties.

The property is currently used for warehousing, with a large warehouse and asphalt pavement covering the entire property. Some human exposure to contaminants could occur from contact with tar that has been seeping through the pavement. Environmental exposure could occur through groundwater contamination of sewer facilities that drain to Commencement Bay.

The RI/FS will provide new information useful for identifying and describing the contamination and related human and environmental health risks, and for developing an effective cleanup.

### **Draft Remedial Investigation and Feasibility Study Report**

Once the investigations are complete, Camas Associates will prepare a draft Remedial Investigation/Feasibility Report Study (RI/FS) report. The report will summarize findings of the investigations including vertical and lateral distribution of soil and groundwater contamination, and concentrations of contaminants that may pose significant risk to human or environmental health. The report will include conclusions about potential contributions to site contamination from off-site sources.

The report also will present potential options and a preferred option for cleanup of the site. The cleanup option selected for the site and RI/FS final report will be subject to Ecology approval.

The draft RI/FS report will be available for public comment. If additional site cleanup is required based on the RI/FS report, there will be additional opportunities for public review and comment.

### **Next Step: Draft Cleanup Action Plan (CAP)**

Once Ecology approves the RI/FS Report, Camas Associates will prepare a Draft Cleanup Action Plan (CAP).

The Draft CAP will include:

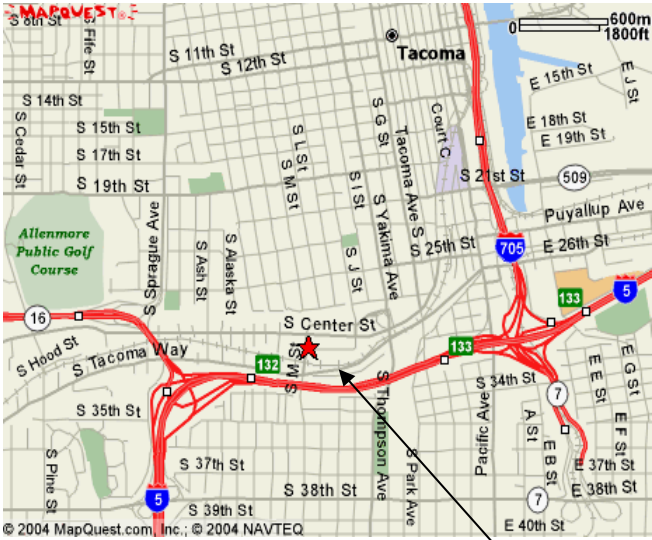
- A general description of the proposed cleanup action.
- Cleanup standards from the RI/FS Report and a rationale for their selection.
- A schedule for implementation of the cleanup action.
- Description of proposed institutional controls (if necessary).
- A summary of local and state laws applicable to the proposed cleanup action.

The public will have 30 days to comment on the Draft CAP prior to implementation of any cleanup actions.

### **Ecology would like your input!**

Please review and provide comments on the proposed Agreed Order and Public Participation Plan for the site. The public comment period is October 28 through November 28, 2005. You may provide comments by mail, E-mail, or phone to Ecology's site manager (see front page of this fact sheet for contact information).

**Location Map**



**Camas Property  
2926 South M Street  
Tacoma, WA**