



# **PUBLIC PARTICIPATION PLAN**

**Eddon Boat Park Site**

**Gig Harbor, Washington**

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**Prepared by**

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## **INTRODUCTION**

The Washington State Department of Ecology (Ecology) has developed this public participation plan to promote meaningful community involvement during the cleanup of the Eddon Boat Park site. This plan describes the tools that Ecology uses to inform the public about site activities and identify opportunities for the community involvement.

The City of Gig Harbor (the City) is the potentially liable person (PLP) responsible for the cleanup of this site. The City plans to begin cleanup of the site under a Cleanup Action Plan (CAP) and an Agreed Order (legal agreement) with Ecology.

## **LOCATION AND SITE BACKGROUND**

The Eddon Boat Park site is a 0.95 acre lot located at 3711 and 3805 Harborview Drive in the City of Gig Harbor. (Please see page 6 for a map.) The site is defined by the extent of contamination. The upland portion of the site includes a boat repair building and a vacant house. Two other buildings that used to be there were demolished in 2006. In-water areas include bulkheads, piers, two marine railways and marine sediments. The City plans to develop this site as the Eddon Boat Park.

### **Site Background**

This site was used as a residence, boatyard, and boathouse from the 1940s until 2004. Boats were constructed, repaired, and maintained, and vessels were hauled out and launched there. The south part of the site was historically used as a gravel loading operation, city maintenance shop, and retail store.

The properties that make up the Eddon Boat Park site were proposed as a housing development location for the Harbor Cove Group. In November of 2004, voters approved a Land Acquisition and Development General Obligation Bond for \$3.5 million. The City of Gig Harbor purchased the property in March of 2005. All leases with prior tenants and operators were ended in 2006 and the City of Gig Harbor took over control of the site by November of 2006.

Between 2005 and 2007, the City conducted investigations of the soils, groundwater, and sediments of the upland and marine areas of the site. These investigations were completed with the assistance of a U.S. Environmental Protection Agency (EPA) Brownfields grant, with technical assistance from Ecology's Voluntary Cleanup Program (VCP).

The City wrote a public participation plan and solicited public input in the investigation and cleanup design process under the EPA Brownfields grant. This current public participation plan is a requirement of the Model Toxics Control Act (MTCA) (70.105D RCW) and replaces the former plan.

### **Site Contamination**

Several contaminants have been found at the site in exceedence of state regulatory standards. The contaminants in the sediments portion of the site include:

- **Heavy metals**—arsenic, copper, lead, and mercury.
- **Organotin compounds**—also known as tri-butyl tin (TBT), this substance was used in anti-fouling paints for boats.
- **Polycyclic aromatic hydrocarbon (PAH) compounds**—PAH's are a group of over 100 different chemicals that are formed during the incomplete burning of coal, oil, gas, garbage, or other organic substances like tobacco.
- **Poly-chlorinated biphenyls (PCBs)**—group of toxic chemicals that are no longer produced in the United States, but can persist in the environment for decades.

Carcinogenic (cancer-causing) PAHs are present on the upland portion of the site.

### **Cleanup Activities**

Under the VCP, the City studied the site soils and groundwater. They also removed some contaminated soils and developed a cleanup plan for the sediments. In 2008, the City of Gig Harbor moved from the VCP to Ecology's formal cleanup program, governed by the MTCA.

MTCA requires three major steps in the cleanup process. The Remedial Investigation looks at the extent and nature of contamination at the site. The Feasibility Study evaluates possible cleanup alternatives. The Cleanup Action Plan describes the general cleanup methods. (See page 7 for a diagram of the formal cleanup process.) The Eddon Boat Park site is in the Cleanup Action Plan phase.

## **PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES**

The purpose of this Public Participation Plan is to promote public understanding and participation in the MTCA activities planned for this site. This section of the plan addresses how Ecology will share information and receive public comments and community input on the site activities. Ecology uses a variety of activities to increase public participation in the investigation and cleanup of MTCA sites. Ecology will use input provided by the community whenever possible.

The following is a list of the public involvement activities that Ecology will use, their purposes, and descriptions of when and how they will be used during the Eddon Boat Park cleanup. Please see the City of Gig Harbor's November 2006 *Community Involvement Plan* for more information about earlier public involvement processes and for a conceptual design for the future use of the site.

### **Public Comment Periods and Public Review**

Comment periods are the main way Ecology gets feedback from the public on investigations like this. Comment periods usually last 30 days and are required at key points during the investigation, before final decisions are made.

During a comment period, the public can comment in writing. Verbal comments are taken if a public hearing is held. After formal comment periods, Ecology reviews all comments received and may respond in a document called a Responsiveness Summary.

Ecology will consider the need for changes or revisions based on input from the public. If sig-

nificant changes are made, then a second comment period may be held. If no significant changes are made, then the draft document(s) will be finalized.

A public comment period will be held for the Agreed Order for the Cleanup Action Plan (see page 7 for information about this stages of the cleanup process).

### **Public Meetings and Hearings**

Public meetings may be held at key points during the investigation and cleanup process. Ecology also may offer public meetings for actions expected to be of particular interest to the community. These meetings will be held at locations convenient to the community. A public meeting will also be scheduled if ten or more people request one.

### **Information Repositories**

Information repositories are places where the public may read and review site information, including documents that are the subject of public comment. Ecology has established two repositories for the Eddon Boat Park site:

- Peninsula Branch Library, 4424 Point Fosdick Dr. NW, Gig Harbor, WA 98335, (253) 851-3793.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey, WA 98516. Please call (360) 407-6045 for an appointment.

Site information also will be posted on Ecology's Web site at [http://www.ecy.wa.gov/programs/tcp/sites/eddonBoatPark/eddon\\_hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/eddonBoatPark/eddon_hp.htm).

### **Site Register**

Ecology's Toxics Cleanup Program uses its bimonthly Site Register to announce all of its public meetings and comment periods, as well as many other activities. To receive the Site Register in electronic or hard copy format, contact Linda Thompson at (360) 407-6069 or by e-mail at [Ltho461@ecy.wa.gov](mailto:Ltho461@ecy.wa.gov). It is also available on Ecology's web site at [http://www.ecy.wa.gov/programs/tcp/pub\\_inv/pub\\_inv2.html](http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html).

### **Mailing List**

Ecology is compiling a mailing list for the site. It includes individuals, groups, public agencies, elected officials, private businesses, and other known interested parties. The list will be maintained at Ecology's Southwest Regional Office and will be updated when individuals request to be added or removed.

Please contact Hannah Aoyagi at (360) 407-6790 or by e-mail at [haoy461@ecy.wa.gov](mailto:haoy461@ecy.wa.gov) if you would like to be involved or have your address added to or deleted from this mailing list.

### **Fact Sheets**

Ecology will mail fact sheets to persons and organizations interested in the Eddon Boat Park cleanup to inform them of public meetings and comment opportunities and important site activities. Ecology also may mail fact sheets about the progress of site activities.

**Web Site**

The Eddon Boat Park Web site [http://www.ecy.wa.gov/programs/tcp/sites/eddonBoatPark/eddon\\_hp.htm](http://www.ecy.wa.gov/programs/tcp/sites/eddonBoatPark/eddon_hp.htm) will have information about public comment periods, investigation progress, and future work.

**Newspaper Display Ads**

Ecology will place ads in the Tacoma News Tribune to announce public comment periods and public meetings or hearings for the site.

**Plan Update**

This public participation plan may be updated as the project proceeds. If an update is necessary, the revised plan will be submitted to the public for comment.

**Contacts**

If you have questions or need more information about this plan or the Sediment Investigation, please contact:

Joyce Mercuri, Site Manager  
Washington State Department of Ecology  
SWRO Toxics Cleanup Program  
P.O. Box 47775  
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## GLOSSARY

**Comment Period:** A time period during which the public can review and comment on various documents and proposed actions. For example, a comment period may be provided to allow community members to review and comment on proposed studies or draft reports.

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

**Information Repository:** A file containing current information, technical reports, and reference documents available for public review. The information repository is usually located in a public building that is convenient for local residents such as a public school, city hall, or library.

**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 and county) newspaper of largest circulation; and the opportunity for the interested persons to comment.

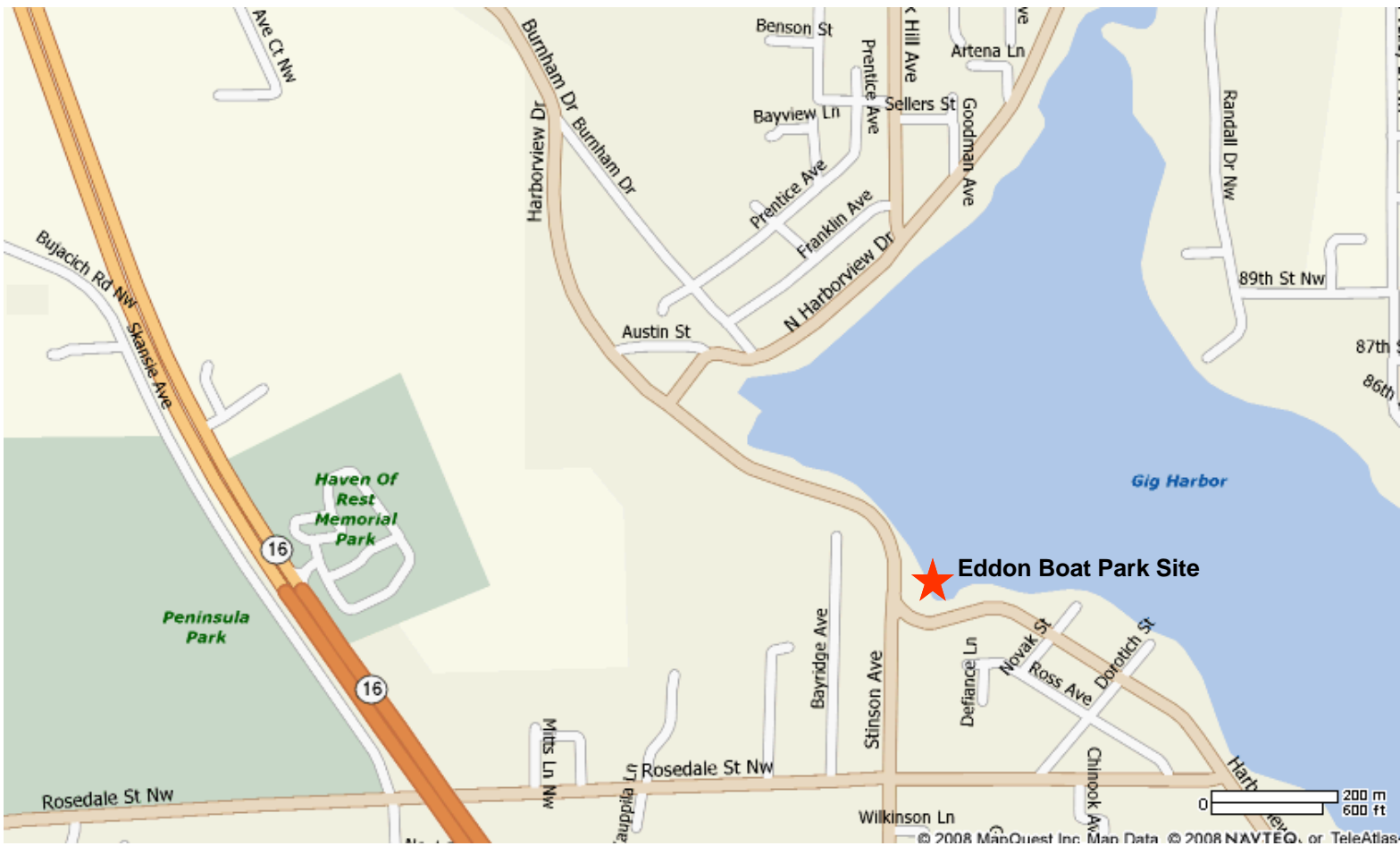
**Public Participation Plan:** A plan prepared to encourage coordinated and effective public involvement designed to the public's needs at a particular site.

**Responsiveness Summary:** A summary of oral and/or written public comments received by Ecology during a comment period on key documents, and Ecology's responses to those comments. The responsiveness summary is especially valuable during the Cleanup Action Plan phase at a site when it highlights community concerns.

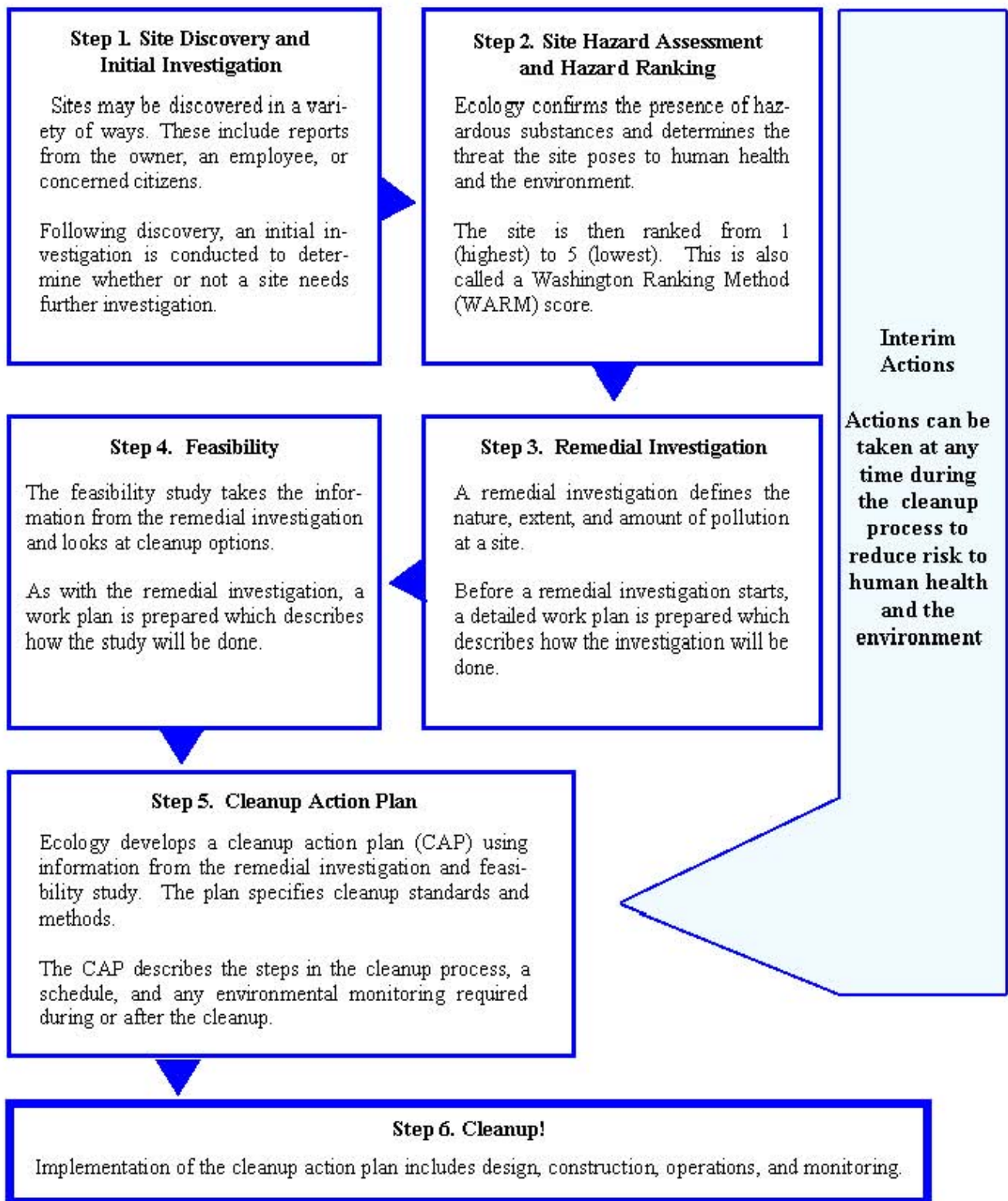
**Risk:** The probability that a hazardous substance, when released into the environment, will cause an adverse effect in the exposed humans or living organisms.

**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.

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



Maps of the Eddon Boat Park site at 3711 and 3805 Harborview Drive in Gig Harbor, WA.



**Figure 1. Steps in the formal cleanup process**