

PUBLIC PARTICIPATION PLAN

For

**Camas Property
2926 South M. Street
Tacoma, Washington 98409-8225**

Prepared by:

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[DATE]

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1.0 Introduction

The Camas Property is located at 2926 South M. Street (site) in Tacoma, Washington. Groundwater contamination resulting from past industrial activity on the Camas Property was detected in 2002. The owner of the property, Camas Associates, is entering into an Agreed Order (agreement) with the Washington State Department of Ecology (Ecology) to conduct a Remedial Investigation and Feasibility Study (RI/FS) of the site (see attached Agreed Order #_____).

Cleanup activities at the Camas Property site fall under Washington's Model Toxics Control Act (MTCA) and accompanying regulations (Revised Code of Washington (RCW) 70.105D *et seq* and Washington Administrative Code (WAC) 173-340-600). MTCA contains procedures for the clean up of contaminated sites to standards that are safe for both human health and the environment. Ecology is responsible for implementing and enforcing the provisions of MTCA and its accompanying administrative regulations. For more information on MTCA, please visit Ecology's website at www.ecy.wa.gov/biblio/ftc94129.html.

1.1 What is a Public Participation Plan?

MTCA emphasizes the importance of public participation throughout the cleanup process and requires public participation plans for sites listed on the state's Hazardous Sites List.

This plan summarizes public participation activities for the Camas Property site. Ecology and Camas Associates will work together to provide the local community meaningful opportunities for influencing cleanup decisions.

1.2 Plan Partners & Contacts

Key partners participating in this plan include the public, Camas Associates, and Ecology. Another important partner is Floyd/Snider, Camas Associates' environmental consultant. Ecology, working closely with Camas Associates, is responsible for ensuring the public participation activities listed under section 2.2, Public Participation Objectives, are implemented.

Ecology and Camas Associates welcome input on this plan, and encourage suggestions for working effectively with the local community. For public participation questions or comments, please contact Ecology's public participation coordinator for Camas Property, Cedar Bouta, at (360) 407-6245 or cebo461@ecy.wa.gov.

For questions about the attached agreed order and cleanup process, please contact Ecology's site manager for the Camas Property:

Marv Coleman
Toxics Cleanup Program
PO Box 47775
Olympia, WA 98504-7775
Phone: (360) 407-6259
E-mail: mcol461@ecy.wa.gov

2.0 Goals & Objectives of this Plan

2.1 Public Participation Goals

This plan is designed to achieve specific goals and satisfy the requirements of MTCA. The goals of this Camas Property public participation plan are to:

- Open and maintain communication;
- Provide information about site cleanup that promotes public understanding of the cleanup process;
- Ensure the public's questions are answered and concerns are addressed; and
- Notify the public of opportunities to comment on and be involved in key decisions.

2.2 Public Participation Objectives

Objectives are specific measurable activities that Ecology and/or Camas Associates will take to meet the plan goals. Ecology and Camas Associates will implement these objectives to make sure the community is well-informed and involved.

Objectives:

- Design and use techniques and activities for outreach to non-English speaking communities.
 - Provide the Fact sheet in English and Spanish to the local community. Direct mail the English and Spanish versions to property owners within 1 mile of the site and post them at local businesses.
 - Set up contacts within Ecology that can serve as translators for Spanish speaking community members. Involve Ecology's TIRT (translation) teams.
 - Translate the Agreed Order or other materials into Spanish if there is public interest in such translations.
 - Work with community leaders and the Tacoma-Pierce County Health Department to determine the need for outreach to non-English speaking audiences other than Spanish, and appropriate methods for outreach.
- Work with the local library, local churches and other resources to communicate with community members.
- Hold a public meeting, hearing or open house if there is community interest in such an event or if it would enhance communication of important information and public input. Hold the meeting at a location and time convenient to the community.
- Use comment periods as the primary method to get feedback from the public on proposed cleanup decisions.
 - Provide comment periods of at least 30 days and at key points during the cleanup process, before final decisions are made.
 - If state or federal holidays occur during a comment period, extend the end date of the comment period one day for every day of holiday.
 - During comment periods, invite the public to comment in writing, or if a public hearing is held, provide opportunities for oral comment.
- Review all comments received after every public comment period.

- Ecology may respond to both written and oral comments in a responsiveness summary.
- If a summary is created, make the summary available with other documents at the Information Repositories listed below.
- Create a mailing list specific to the Camas Property site.
 - Include neighboring property owners, public agencies, elected officials, tribes, schools, libraries, public utilities, individuals that have requested mailings, and other known interested parties on the list.
 - Maintain and update the list as needed at Ecology's Southwest Regional Office. The public will be able to contact Cedar Bouta at (360) 407-6245 or cebo461@ecy.wa.gov to be added to or removed from the mailing list.
- Make Camas Property printed materials available to the public for review and comment.
 - Place printed materials for the Camas Property site at public locations convenient for the local community to access and review for the duration of the cleanup process. Use the following locations as information repositories:

MOTTET BRANCH LIBRARY
3523 East G Street
Tacoma, WA 98404
(253) 383-2429

CITIZENS FOR A HEALTHY BAY
917 Pacific Avenue, Suite 100
Tacoma, WA 98402
(253) 383-2429

WASHINGTON DEPARTMENT OF ECOLOGY
SW Regional Office - Toxics Cleanup Program
300 Desmond Drive
Olympia, Washington 98504-7775
(360) 407-6365

- Post site information and documents on the Ecology website at http://www.ecy.wa.gov/programs/tcp/sites/Camas_Property/Camas_Property_hp.htm.
- Make copies of documents available for a fee through Sherrie Greenup at Ecology's Southwest Regional Office, (360) 407-6365, swal461@ecy.wa.gov.
- Use a variety of methods to inform the community of public meetings, comment periods and related activities.
 - Place announcements in Ecology's bimonthly *Site Register*. Make copies of the Site Register available to the public through Linda Thompson at (360) 407-6069 or ltho461@ecy.wa.gov. Make copies of the site register available on the Ecology web site at: http://www.ecy.wa.gov/biblio/site_reg.html.
 - Place announcements of Camas Property public comment periods and meetings on Ecology's *Public Events Calendar* at: <http://www.ecy.gov>.
 - Create and distribute fact sheets to persons and organizations interested in the Camas Property cleanup. Display fact sheets at the repositories listed above, mail them to the list described above, and make them available on the Ecology website at: http://www.ecy.wa.gov/programs/tcp/sites/camas_property_hp.htm.
 - Place a legal ad in *The Tacoma News Tribune* announcing any public comment period or meeting for the Camas Property site. Run the ad for three days prior to the beginning of any comment period or meeting. Include information about the proposed action, a request for

public comment, and the dates of the public comment period in the ad.

- Provide an opportunity for public participation grants to the local community.
 - Consider giving grant funds to local groups to provide additional public involvement or to receive additional technical assistance, and enhance the public's understanding of complex issues involved in this cleanup.
 - Direct the local community to Ecology's Solid Waste and Financial Assistance Program for more information. Provide grant information on Ecology's web site at: www.ecy.wa.gov/programs/swfa/grants.html or by contacting Kathy Seel at ksee461@ecy.wa.gov or (360) 407-6061.
- Treat this plan as a dynamic guide for informing and involving the community in the decision-making process for the site.
 - Update this plan, if needed, as the project proceeds. If a substantial update is necessary, then submit the revised plan to the public for review and comment.

3.0 Site Background

3.1 Site History

Camas Associates is the owner of Camas Property and is the Potentially Liable Party. The property is currently used for warehousing, with a large warehouse and asphalt pavement covering the entire property. Camas Associates is responsible for completing site investigations, accomplishing cleanup actions, and paying for related costs.

The site was used to manufacture tar and there has been a release of hazardous substances above standards established by MTCA. In May 2002, Saltbush Environmental performed a Limited Phase II Site Investigation for Camas Associates. Petroleum hydrocarbons, volatile organic compounds (VOCs), and semi-volatile organic compounds (SVOCs) were detected in soils and groundwater on the site.

Ecology has approved a work plan for Camas Associates to do further investigations at the site. The investigations are currently underway to determine more clearly the extent and type of contamination.

Under the attached Agreed Order, Camas Associates will conduct a formal Remedial Investigation/Feasibility Study (RI/FS). The investigation and study will focus on soil and groundwater that may contain metals and the contaminants identified in 2002.

3.2 Environmental & Human Health Risks

Both the soil and groundwater of the Camas Property are contaminated. Tacoma Pierce County Health Department ranked the site based on a Site Hazard Assessment. The site was ranked "2" on a scale of 1 to 5, with 1 representing the highest relative risk for human and environmental health.

The 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. Drinking water is provided to the site and nearby properties by the City of Tacoma.

Some human exposure to contaminants could occur from contact with tar that has been seeping through the pavement.

Environmental exposure could occur from groundwater contamination of sewer utilities that drain to Commencement Bay.

New information from the formal Remedial Investigation/Feasibility Study (RI/FS) will further identify and describe contamination and related environmental and human health risks.

3.3 Site Cleanup

The RI/FS will also be used to select a cleanup action that ensures long-term exposure does not occur from site contaminants. Clean up of the site will need to meet all federal and state standards and Ecology will oversee cleanup activities. The public will be invited to comment on the selected cleanup action once the RI/FS is complete.