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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
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August 7, 2023

Port of Olympia
C/O Sam Gibboney
Executive Director
606 Columbia St. NW
Olympia, WA 98501
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City of Olympia
C/O Jay Burney
City Manager
P.O. Box 1967
Olympia, WA 98507-1967
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LOTT Clean Water Alliance
C/O Wendy Steffensen
Environmental Project Manager
500 Adams Street NE
Olympia, WA 98501
WendySteffensen@lottcleanwater.org

Re: Comments on 2022 Annual Inspection Report

- **Site Name:** East Bay Redevelopment
- **Address:** 315 Jefferson St NE, Olympia, Thurston County, WA 98501
- **Agreed Order:** DE 14072
- **Facility/Site No.:** 5785176
- **Cleanup Site ID No.:** 407

Dear Sam Gibboney, Jay Burney, and Wendy Steffensen:

Thank you for submitting the 2022 Annual Inspection Report (report) for the Site.¹ This report is a requirement of the Long-Term Operations & Maintenance Plan (plan) for the Site.² The Department of Ecology (Ecology) has the following comments on the report:

1. "Evidence of Poor Water Drainage" is an inspection checklist item for soil cover (softscape) and hardscape areas. However, the timing of the 2022 inspection (September) may not represent a good typical (or worst case) indication of conditions for the wet season (October to February). Therefore, for the upcoming 2023 inspection and for future inspections, please conduct the inspection during the wet season and during a period when evidence of poor water drainage would be more likely to possibly occur.

¹ East Bay RI/FS/CAP Redevelopment Site Annual Inspection of CAP – 2022, Email from Chris Waldron, Pioneer Technologies Corporation, to Steve Teel, Ecology, September 23, 2022.

² Pioneer Technologies Corporation (Pioneer), Long-Term Operations and Maintenance Plan, East Bay Redevelopment Site, Olympia, WA, November 2018.

If you have any questions, please contact me at steve.teel@ecy.wa.gov or (360) 890-0059.

Sincerely,



Steve Teel, LHG
Cleanup Project Manager/Hydrogeologist
Toxics Cleanup Program
Southwest Regional Office

cc by email: Chris Waldron, P.E., PIONEER Technologies, waldronc@uspioneer.com
Joel Hecker, LG, LHG, Pioneer Technologies. heckerj@uspioneer.com
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Ecology Site File