

West Sound Marina



SHARP Report — Part 1 of 2

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• SHARP reSHARP results		v2024.04.29	Ecology Info	
• SHARP rating	High		ERTS	701796
• SHARP date	02/13/2025		CSID	15333
• EJFlagged?	⊘ - No Override		FSID	12312587
• LD confidence level	medium		VCP	SHARP it
• Cleanup milestone	site hazard assessment		UST ID	3513
• SHARPster	Anthony Wenke		LUST ID	SHARP it

◆ Historic SHARP first SHARP results		◆ SHARP Tool version	
◆ SHARP rating	high		
◆ SHARP date	45692		
◆ EJFlagged?	No EJFlag - No Override		
◆ LD confidence level	medium		
◆ Cleanup milestone	site hazard assessment		
◆ First SHARPster	Anthony Wenke		

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	low	multiple chemical types	✓
Groundwater	B1	low	risk to off-site people	⊘
Surface water	A1	low	climate change impacts	✓
Sediment	A1	medium	plant/animal tissue data	⊘
Soil	B1	low		

Location and land use info	
525 Deer Harbor Rd, Orcas, San Juan County, 98245	
Primary parcel	260912002000
Land use	recreational
Responsible unit	NWRO

Sources reviewed
Remedial Investigation V.1 Draft Report, West Sound Marina. Prepared by Coho Environmental. August 1, 2024.
Initial Investigation Field Report, West Sound Marina. Prepared by Ecology. November 25, 2020.
Benthic sediment sampling. West Sound Marina. Prepared by Jen-Jay, Inc. July 2020.
Letter to Betsy Wareham Re: Obligations as Related to Sediment Sampling Results. Department of Natural Resources. November, 2020.
Sediment Characterization Data Report, West Sound Marina. Prepared by Coho Environmental. June 2022.
Surface and Subsurface Sediment Data Report, West Sound Marina. Prepared by North Creek Capital Fund 1, LLC. August 2023.

Primary census tract	Associated census tracts
53055960103	SHARP it

Local demographics comments

The WTN census tract boundaries (all of orcas island) differs from the EJScreen (specific to west orcas island).

Source/source area description

TBT, metals, PAHs, phthalates, and PCBs have been detected above screening levels in several areas in the Site, based upon limited sediment sampling efforts reported between 2020-2023. TBT is the most prevalent throughout the Site, based upon limited sampling conducted to date. Sources are documented in the underpier area (TBT), Formal Tidal Grid Area (PAHs and PCBs), Fueling Dock and Seaplane Float (TBT and PAHs), Boat Lift area (TBT, lead, copper, phthalates), and throughout the DNR Lease Boundary/Marina Basin area (TBT). Additionally, several Recognized Environmental Conditions and/or areas of concern have been reported for the Site: historical activities within the tidal grid area, catch basin pipe leak of pressure-washing material into sediments, various spills and release incidences reported to Ecology via the Environmental Response and Tracking System (ERTS).

Soil comments

Soil releases have not been documented in past investigations and soil sampling has not been performed. However, based upon site history of suspected and known releases, impacts to soil may be suspected in areas where site usages (storage and handling of materials, boat wash and repair) could have caused a release to media above the mean-higher-high-water (MHHW) line.

Groundwater comments

Releases to groundwater have not been documented in past investigations and groundwater sampling has not been performed. However, based upon site history of suspected and known releases, impacts to groundwater cannot be ruled out at the time of this SHARP assessment.

Surface water comments

No on-going releases are reported to be directly impact surface water, and no surface water testing has been reported to confirm or rule out transport of contaminants from other media. However, ongoing impacts to surface water cannot be ruled out at the time of this SHARP assessment--based upon site history of suspected and known releases, known concentrations of contaminants in sediments, and lack of reported surface water sampling data.

Sediment comments

Sediment sampling data was reported under various investigations and studies (~1997, and since 2020).

Indoor air comments

no comments

Additional factors comments

no comments

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WSM was established in 1950. It is currently the largest marina on Orcas Island. Between 1950 and 1986, boats were cleaned on a wood plank pier, resulting in waste discharges to surface water. The Wareham family owns and operates WSM since 1974. The pier was expanded in 1999 and is constructed of creosoted wood pilings with a wooden deck topped with concrete. A fuel dock was present on the Site by 1980, and was served by two 500-gallon Underground Storage Tanks that were removed in 1996. Kenmore Air established a seaplane float adjacent to the fuel dock at WSM in 1991. The float included tires attached to the dock to act as bumpers. Those tires were last replaced by Kenmore Air in 2019. In 2020, on an extreme low tide, WSM staff retrieved approximately 20 tires that were dumped in the water near the fuel dock. Since 1986, boatyard activities at WSM are conducted under environmental controls. Such activities occur primarily under cover inside a workshop building and on the adjacent concrete pier. Catch basins on the pier drain to a pump station that lifts water to a closed-loop treatment system located inside the workshop. Several releases have been reported to Ecology via the ERTS system that span approximately from 2006 to 2024, representing a recent and significant history of timely reporting and corrective actions on part of the owner and other parties. The extent and degree of contamination is not fully delineated at the Site. However, the nature of these releases (typically releases caused by equipment failure, poor boat maintenance practices, small and dispersed incidental fuel releases, derelict vessels) and the relatively newer timeframe of the reported releases (2006-2024) indicate there is a potential for historic and recent contamination of sediments, surface water, and upland media.

Overflow - Site contamination and cleanup history

Additional releases and available responses are documented in ERTS #611185, 680726, 694996, 701951, 702267, 701951, 717065, 726841, 735548.

West Sound Marina

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reSHARP

SHARP rating — High

SHARP Report — Part 2 of 2

Conceptual site model

02/13/2025



Assessment scores by environmental medium

