

DEPARTMENT OF
ECOLOGY
State of Washington

PUBLIC PARTICIPATION PLAN

**West Bay Marina
2100 West Bay Drive NW
Olympia, Washington**

**Facility Site Number 92753273
Cleanup Site Number 6873**

Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
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Table of Contents

INTRODUCTION2

LOCATION AND SITE BACKGROUND2

CURRENT ACTIVITY3

SITE CLEANUP PROCESS3

PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES4

 Formal Public Comment Periods4

 Public Meetings and Hearings5

 Information Repositories5

 Site Register5

 Mailing List5

 Fact Sheets5

 Newspaper Display Ads.....5

 Plan Update5

 Contacts6

GLOSSARY7

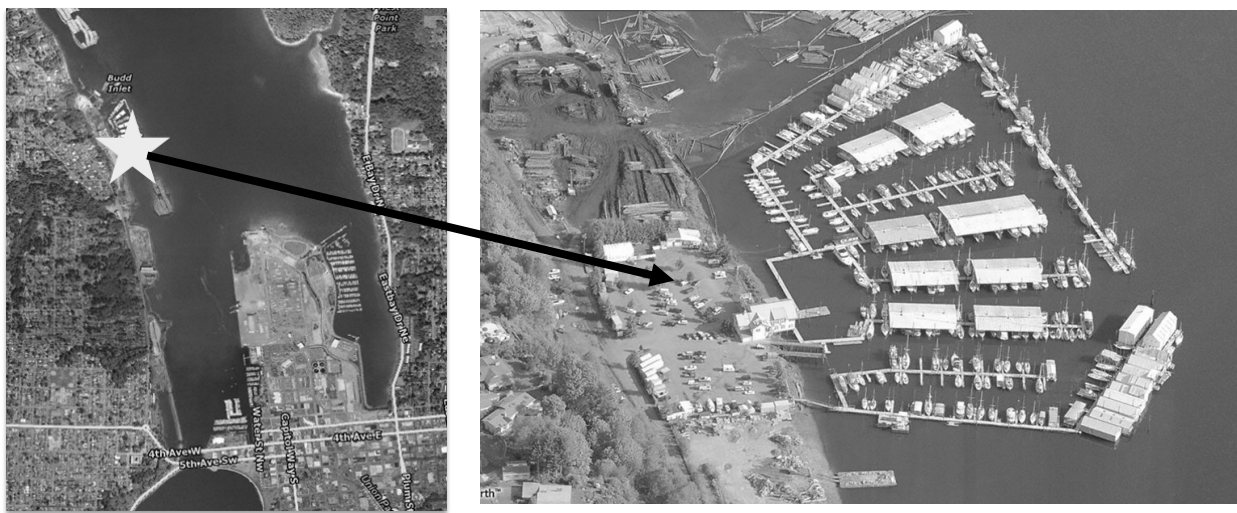
INTRODUCTION

Public participation plans promote meaningful involvement during cleanups. This plan describes the tools the Washington State Department of Ecology (Ecology) will use to inform the public and gather input about the West Bay Marina cleanup.

LOCATION AND SITE BACKGROUND

The West Bay Marina is located at 2100 West Bay Drive in Olympia. The site lies on the West Bay of Budd Inlet, east of West Bay Drive, south of Dunlap Towing Co., and north of the Hardel Lumber and Reliable Steel cleanup sites.

Figure 1: Location of the West Bay Marina cleanup site



From 1919 – 1966, the West Bay Marina site was used as a saw mill, veneer plant, and stud mill. In 1966, the site became a boatyard and marina. The site has been used as West Bay Marina since 1990. Boat maintenance and repair ended in 2002.

In 1999, the marina entered the Voluntary Cleanup Program to clean up a petroleum spill from an underground storage tank system. At that time, the marina removed the underground storage tanks and cleaned up contaminated soil and groundwater.

In 2008, the site entered into the formal MTCA cleanup program. Ecology and West Bay Marina Associates, the property owner, entered into an agreed order (legal agreement). The agreement requires the company to investigate the site and study cleanup options. Areas of concern at that time included Budd Inlet sediments, a ditch at the south end of the site, and an area where a hog fuel burner sat in the past.

Due to inactivity with the investigation, Ecology finished the investigation and studied cleanup options. Investigations found dioxins/furans above cleanup levels in soils at the north end of the site. The former hog fuel burner is the suspected source of this contamination.

Ecology also developed the cleanup reports. From August 7 – September 8, 2014, we held a public comment period on:

- The **Remedial Investigation (RI) Report and RI Addendum** – Describes the type and extent of contamination at the site.
- The **Feasibility Study (FS)** – Evaluates possible cleanup options.
- The **Draft Cleanup Action Plan (draft CAP)**—Describes final cleanup actions, how they meet Ecology’s cleanup standards, and how the site will be cleaned up in the future.
- The **State Environmental Policy Act (SEPA) checklist and determination** – Describes the potential environmental impact of the cleanup work.

After the comment period, Ecology finalized these documents. You can review them on our website.

CURRENT ACTIVITY

Ecology is now holding a public comment period on a new agreed order with West Bay Marina Associates. This legal agreement requires West Bay Marina Associates to clean up the site according to Ecology’s final cleanup action plan.

To clean up the site, West Bay Marina Associates will:

- Remove six trees to reach dioxin-contaminated soil.
- Remove and dispose of the contaminated soil and tree roots.
- Fill the excavated area with clean soil and restore the area with new plantings. This will include six new trees.

All work will be done above the ordinary high water mark of the neighboring stream.

After the comment period, we will respond to comments. We will also finalize the agreed order. Then, West Bay Marina Associates will clean up the site. They hope to do the cleanup this year.

After Ecology determines the cleanup is complete, we will remove the site from the [Hazardous Sites List](#). We will hold a public comment period before removing the site from the list.

SITE CLEANUP PROCESS

Washington’s Model Toxics Control Act (MTCA) requires that cleanups meet standards that are safe for both human health and the environment. For more information on MTCA, please visit Ecology’s website at <http://www.ecy.wa.gov/biblio/ftc94129.html>.

Toxic sites are cleaned up in stages, described below. Each stage has a related report or plan that the public is welcome to review and comment on.

Remedial Investigation & Feasibility Study (RI/FS) - The RI looks at the extent and type of pollution on the site. It also looks at possible human health and environmental impacts. The FS identifies and evaluates different cleanup options.

Interim Actions - Ecology may allow Interim Actions to partly clean up a site before the final cleanup plan is complete.

Cleanup Action Plan (CAP) - The CAP describes the cleanup methods and how they will meet Ecology's cleanup standards. Based on the information in the RI/FS, Ecology selects a cleanup action. The CAP also takes into account public comments and concerns. CAPs require a public comment period.

Cleanup - Cleanup removes contaminants from the site, contains them on the site, or treats them to make them less toxic.

Delisting - Ecology keeps track of toxic cleanup sites on the Hazardous Sites List. Once cleanup is complete, the public will have a chance to comment before Ecology takes a site off the list.

You can find more information about toxic cleanups on Ecology's website:
http://www.ecy.wa.gov/programs/tcp/cu_support/cu_process_steps_defns.htm.

PUBLIC PARTICIPATION ACTIVITIES AND RESPONSIBILITIES

The purpose of this Public Participation Plan is to promote public understanding and participation in the cleanup. This section of the plan describes how Ecology will share information and receive public comments on cleanup activities. Ecology will use the following public involvement activities during the West Bay Marina cleanup:

Formal Public Comment Periods

Comment periods are the primary method Ecology uses to get feedback from the public on proposed cleanup decisions. Comment periods usually last 30 days. WAC 173-340-600 requires them at key points during the investigation and cleanup process, before final decisions are made. During a comment period, the public can comment in writing. Ecology can only take verbal comments during a public hearing.

After a comment period, Ecology reviews all comments and may respond in a document called a responsiveness summary. Ecology considers whether a document or decision needs to be changed or revised based on public input. If there are major changes, Ecology may hold a second comment period. If there are no major changes, Ecology finalizes the draft document(s).

Public Meetings and Hearings

Ecology may hold public meetings at key points during the investigation and cleanup. Ecology also may offer public meetings for actions expected to be of particular interest to the community. Ecology will also hold a public meeting if ten or more people request one. These meetings will be at places and times convenient to the public.

Information Repositories

These are places where the public can read and review site information, including public comment period documents. Ecology has two repositories for this site:

- Olympia Timberland Library, 313 8th Avenue SE, Olympia 98501. (360) 352-0595.
- Washington State Department of Ecology, 300 Desmond Drive, Lacey 98516. Please call (360) 407-6365 for an appointment.

See also Ecology's website: <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=6873>

Site Register

Ecology's Toxics Cleanup Program uses its twice-monthly Site Register to announce public meetings and comment periods, and many other activities. To receive the Site Register by e-mail, contact Seth Preston at (360) 407-6848 or Seth.Preston@ecy.wa.gov. You can also read it on Ecology's website at http://www.ecy.wa.gov/programs/tcp/pub_inv/pub_inv2.html.

Mailing List

Ecology's mailing list for this site includes neighboring landowners and businesses, public agencies, and other known interested parties. Ecology's Southwest Regional Office maintains the list and will update it as needed. Please contact Diana Smith at (360) 407-6255 or Diana.Smith@ecy.wa.gov if you would like to have your address added to or deleted from this mailing list.

Fact Sheets

Ecology will mail fact sheets to people and groups interested in this cleanup. Fact sheets will announce comment periods and public meetings. Ecology also may mail fact sheets with updates on cleanup progress.

Newspaper Display Ads

Ecology will place ads in *The Olympian* to announce public comment periods and public meetings for the site.

Plan Update

Ecology may update this Public Participation Plan as the project moves forward. The public will have a chance to comment on any major changes to the plan.

Contacts

If you have questions or need more information about this plan or the West Bay Marina cleanup site, please contact:

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GLOSSARY

Agreed Order: A legal agreement between Ecology and a Potentially Liable Person (see below) to conduct work toward a cleanup.

Cleanup: Actions that deal with a release or threatened release of hazardous substances that could affect public health or the environment. Ecology often uses the term "cleanup" broadly to describe response actions or phases of cleanup, such as the Remedial Investigation/Feasibility Study.

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

Groundwater: Water found beneath the earth's surface that fills spaces between materials such as sand, soil, or gravel. In some areas, groundwater occurs in large enough amounts to be used for drinking water, irrigation and other purposes.

Information Repository: A file containing site information and reports for public review. It is usually located in a public building convenient for local residents, such as a public school, city hall, or library.

Model Toxics Control Act (MTCA): A law passed by Washington voter initiative in 1988. Its purpose is to find, investigate, and clean up places where hazardous substances have been released. It defines Ecology's role and encourages public involvement in cleanup decisions.

Potentially Liable Person: Any individual(s) or company(s) potentially responsible for, or contributing to, the contamination problems at a site. Whenever possible, Ecology requires PLPs to clean up sites.

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.

Site: Any area where a hazardous substance, other than a consumer product in consumer use, has come to be located.

Toxicity: How much harm a substance causes to living organisms, including people, plants and animals, at a certain concentration.

Voluntary Cleanup Program: An option for cleaning up hazardous waste sites. The program allows a party to clean up a site independently with technical assistance and written opinions from the Department of Ecology on the cleanup.