



RESPONSIVENESS SUMMARY

West Bay Marina Site

February 4 – March 4, 2008 Public Comment Period

**Agreed Order for Remedial Investigation, Feasibility Study and
Draft Cleanup Action Plan**

**Prepared by
Washington State Department of Ecology
Southwest Regional Office
Toxics Cleanup Program
Lacey, Washington**

March 2008

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Site Information

Address: 2100 West Bay Drive

Site Manager: Guy Barrett

Public Involvement Coordinator: Meg Bommarito

The Washington State Department of Ecology (Ecology) is entering into an Agreed Order with West Bay Marina Associates for a Remedial Investigation, Feasibility Study and draft Cleanup Action Plan. This agreement requires West Bay Associates to do the following:

- Remedial Investigation of the site to determine the nature and extent of contamination.
- Feasibility Study to identify and evaluate cleanup remedies.
- Draft a Cleanup Action Plan.

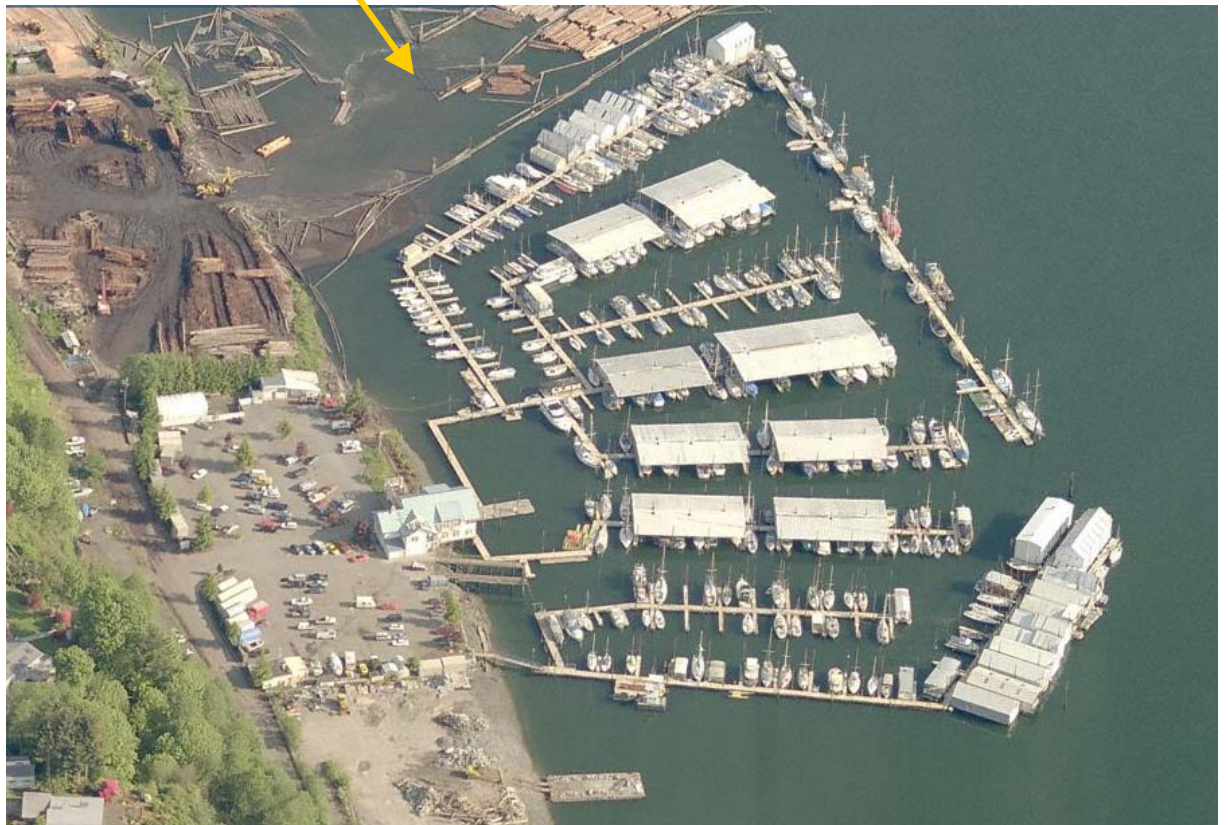
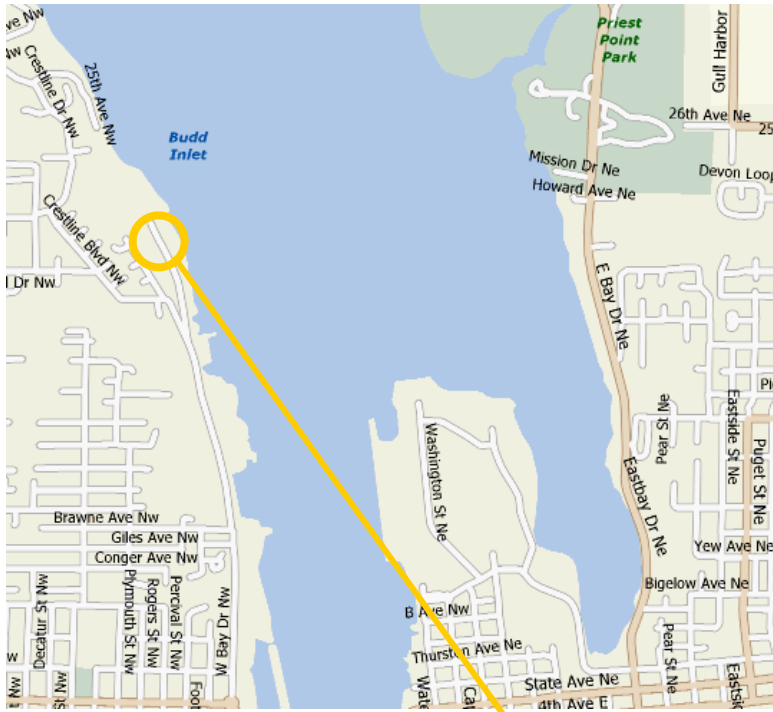
The comment period for this agreed order ran from February 4 – March 4, 2008. Public comments and Ecology’s responses are summarized in this document.

Site Background

The West Bay Marina site is located at 2100 West Bay Drive in Olympia. The site lies on the West Bay of Budd Inlet, east of West Bay Drive (see map on page 4). The Marina entered the Voluntary Cleanup Program in 1999 to clean up a petroleum release from an underground storage tank system. Thurston County Health Department recommended “No Further Action” after the underground storage tanks were removed and contaminated soils were excavated.

Ecology is now requiring additional work be done to determine full nature and extent of contamination. The Washington State Department of Ecology is entering into an Agreed Order with West Bay Marina Associates to determine whether residual contamination continues to exist at the West Bay Marina site in Olympia.

Site Map



Comment #1: Gary and Sandra Ufer

Gary and Sandra Ufer called and said they moor their boat at the marina part of the year and are concerned with the following:

- a) Many boat live-a-boards do not have proper sewage control and they are concerned that sewage is entering the surface water.
- b) There must be a lot of electricity in the surface water as zinc anodes disappear very fast from their motors, etc. They think electrolysis is bad due to existing wiring that is located in the water along the docks.
- c) Power converters in boats may reverse and cause electricity to go into the water as well.

Ecology Response:

Mr. and Mrs. Ufer,

Thank you for your interest in the West Bay Mariana site located on the west side of Budd Inlet in Olympia. Ecology added your complaint to our Environmental Report Tracking System (ERTS). The City of Olympia Water Resources, US Army Corps of Engineers, State and local Depts. Of Health, Department of Natural Resources, and Ecology's Water Quality and Environmental Assessment Programs were contacted for response actions.

Again, thank you for your comments.

Comment #2: J. Johnson

Since the big fire just below us, this is good news and one of the good ideas to come from government. Perhaps our governor could push the legislature to continue taxing cigarettes for cleanup on Puget Sound - "hitting two birds with one stone" so to speak. The higher cigarette taxes go the more people quit and we all benefit in keeping our water ways cleaned up. I do hope common sense is evident when establishing the park area. The park at 2nd circle is dreadful – the circles are requiring too much maintenance.

Ecology Response:

Mr. Johnson,

Thank you for your interest. Ecology's Toxics Cleanup Program will continue to implement the Model Toxics Control Act (MTCA), Chapter 70.105D RCW. This regulation controls how hazardous waste sites, such as West Bay Marina, are cleaned up. Cleanup standards developed under this law ensure that protection of human health and the environment is consistent across the state, but the regulation allows for flexibility as not all sites are the same.

Comment #3: Sarah Smyth McIntosh

I am the owner of property directly adjacent to the south of West Bay Marina owned by Delta Illahee LP I. I would like to discuss the possibility of testing on the marinas south line of the DNR tidelands...I have been in touch with Shannon Soto of DNR regarding my concerns regarding marina contaminants onto my tidelands and the DNR tidelands that I have leased for log storage for many

years. I take my obligations to the environment very seriously and I expect the same respect and accountability from my neighbors. I just want to make sure I am doing my part. You can reach me at sarah@smythlanding.com or 3507910624

Thanks,
Sarah Smyth McIntosh

Ecology Response:

Ecology will be working closely with West Bay Marina to determine appropriate sampling locations and analyses. Contamination does not always stay within property lines and can migrate onto adjacent parcels. We will be sampling the soil, groundwater and sediments as part of the remedial investigation and you will be kept informed of our progress.

Comment #4: Shayne Cothorn, Department of Natural Resources



WASHINGTON STATE DEPARTMENT OF
Natural Resources
Doug Sutherland - Commissioner of Public Lands

Copy

Caring for
your natural resources
... now and forever

February 26, 2008

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Washington State
Department of Ecology

Guy Barrett, Project Coordinator/Site Manager
Washington State Department of Ecology
Toxics Cleanup Program
PO Box 47775
Olympia, WA 98504-7775

Subject: West Bay Marina, Olympia, Thurston County, Washington.
Proposed Agreed Order for West Bay Marina, February 2008

Dear Mr. Barrett:

The Washington State Department of Natural Resources (DNR) appreciates the opportunity to comment on the proposed Agreed Order for the West Bay Marina site. DNR has only general comments to offer at this time. We look forward to reviewing and commenting on forthcoming documents.

DNR's comments are based on principles of stewardship and proprietary management derived from our legislative defined goals to protect State-Owned Aquatic Lands (SOAL) and preserve them for the public's benefit. The State of Washington owns, and DNR manages, the SOALS in Budd Inlet. As such, DNR has an interest in proposed cleanup actions at West Bay Marina. DNR is pleased with the anticipated cleanup of this and other sites in Budd Inlet as part of an area-wide cleanup under the Puget Sound Initiative.

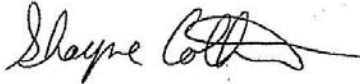
DNR's interest and concern regarding this site lies in the fact the legislature has directed DNR to manage SOAL abutting the private tidelands and the adjoining uplands of the West Bay Marina. West Bay Marina Associates leases that SOAL under 22-002618. As a result of this contractual relationship, DNR has a direct interest in the results of studies that will occur adjacent to or on SOAL. DNR requests to be notified and allowed to comment on any sampling plans and when the results of those plans/studies are released. DNR would also advise that it has records showing historical use of this site dating back to 1907 and would be glad to share this information.

DNR would encourage the Department of Ecology to ensure that any effort to clean up the contaminated site would result in long term benefit to the environment and would consider any future use of the site. DNR recommends that after cleanup is complete, point sources would be controlled in such a manner as to prevent more contamination and environmental degradation.

Guy Barrett
January 2, 2008
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Again, thank you for the opportunity to comment on the proposed Agreed Order. Please feel free to contact me at (360) 902-1064 or by email at shayne.cothorn@dnr.wa.gov if you have any questions pertaining to my comments.

Sincerely,



Shayne Cothorn, Environmental Specialist
Sediment Quality Unit

cc: Neil Falkenburg, General Manager of West Bay Marina
Joanne Snarski, Sediment Unit Supervisor
Joe Panesko, Assistant Attorney General
Lori Price, District Manager
Shannon Soto, Land Manager
John Bower, Historian
SQU File

Ecology Response:

Mr. Cothorn,

Thank you for your interest in the investigation and cleanup of the West Bay Marina site. After the agreed order becomes effective, a remedial investigation will be performed to determine the nature and extent of site contaminates. You will be notified of our results.