

Jackson Ewing

From: Teel, Steve (ECY) <stee461@ECY.WA.GOV>
Sent: Tuesday, January 27, 2026 1:02 PM
To: Nicole Floyd
Cc: Middleton, Thomas (ECY); Smith, Sandy B. (ECY); Chu, Valerie (ECY)
Subject: RE: City of Olympia - Notice Of SEPA DNS - 21-2854, West Bay Yards **Revised**

Hi Nicole,
Yes, it would be great if you could do that.
Thanks!
Steve

Steve Teel, LHG
Cleanup Project Manager/Hydrogeologist
Washington State Department of Ecology
Toxics Cleanup Program, Southwest Region Office
P.O. Box 47775
Olympia, WA 98504-7775
Mobile (360) 890-0059
steve.teel@ecy.wa.gov



From: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Sent: Tuesday, January 27, 2026 12:29 PM
To: Teel, Steve (ECY) <stee461@ECY.WA.GOV>
Cc: Middleton, Thomas (ECY) <tmid461@ECY.WA.GOV>; Smith, Sandy B. (ECY) <sasm461@ECY.WA.GOV>; Chu, Valerie (ECY) <vchu461@ECY.WA.GOV>
Subject: RE: City of Olympia - Notice Of SEPA DNS - 21-2854, West Bay Yards **Revised**

External Email

Hey Steve,

Thanks for sending this comment. I appreciate it. I am thinking this can be a condition of the permit approval. Is that what you were thinking? I just want to make sure you and I are on the same page.

Nicole

From: Teel, Steve (ECY) <stee461@ECY.WA.GOV>
Sent: Tuesday, January 27, 2026 10:09 AM
To: Kenneth Haner <khaner@ci.olympia.wa.us>
Cc: Nicole Floyd <nfloyd@ci.olympia.wa.us>; Tressa Pagel <tpagel@ci.olympia.wa.us>; Middleton, Thomas (ECY) <tmid461@ECY.WA.GOV>; Smith, Sandy B. (ECY) <sasm461@ECY.WA.GOV>; Chu, Valerie (ECY) <vchu461@ECY.WA.GOV>
Subject: RE: City of Olympia - Notice Of SEPA DNS - 21-2854, West Bay Yards ****Revised****

Hi Ken,

Thanks for forwarding the revised SEPA DNS! I just want to let you know that we will be submitting the below comment for this project. I don't think the revised DNS has been uploaded to the SEPA record yet, but the comment below would apply to the revised SEPA DNS also:

The project area contains contaminated uplands soil and groundwater and marine sediments and is on the state contaminated sites list (Hardel Mutual Plywood Site, CSID 3704). Contaminants include metals, total petroleum hydrocarbons, volatile and semi-volatile organic compounds, and dioxins/furans. The Washington State Department of Ecology (Ecology) has issued Model Toxics Control Act (MTCA) Administrative Order (Agreed Order) DE 21726 to West Bay Development Group, LLC (WBDG). This Agreed Order requires WBDG to complete a supplemental remedial investigation, feasibility study, and preliminary draft Cleanup Action Plan. The applicant needs to complete the required Agreed Order tasks and implementation of the MTCA Cleanup Action Plan before any in-water work, site alteration or development is performed, unless the work is included as part of an Ecology-approved Interim Action Work Plan. For assistance and information about subsequent cleanup and to identify the type of testing that will be required at the Site, contact Steve Teel with the Toxics Cleanup Program at the Southwest Regional Office at (360) 890-0059.

Please let me know if you have any questions regarding our comment.

Thanks,
Steve

Steve Teel, LHG
Cleanup Project Manager/Hydrogeologist
Washington State Department of Ecology
Toxics Cleanup Program, Southwest Region Office
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From: Kenneth Haner <khaner@ci.olympia.wa.us>
Sent: Tuesday, January 27, 2026 8:27 AM
Cc: Nicole Floyd <nfloyd@ci.olympia.wa.us>; Tressa Pagel <tpagel@ci.olympia.wa.us>
Subject: City of Olympia - Notice Of SEPA DNS - 21-2854, West Bay Yards ****Revised****

External Email

The City of Olympia has issued the following **Notice of State Environmental Policy Act Determination of Nonsignificance (SEPA DNS) (**Revised**)** for the project known as **West Bay Yards** located at **1210 West Bay Drive**.

Project: **21-2854**

See attachment for further details.

Please forward questions and comments you may have regarding the above projects to the staff contact listed below:

- **Nicole Floyd, AICP, Planning Manager, 360.570.3768, nfloyd@ci.olympia.wa.us**

***** NOTE: The comment deadline and appeal deadline dates have been revised.**

Ken Haner
Program Specialist
City of Olympia
Community Planning & Economic Development
PO Box 1967 | 601 4th Avenue | Olympia WA 98507
Phone: (360) 753-8735
Email: khaner@ci.olympia.wa.us



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

February 9, 2026

Nicole Floyd, project coordinator
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Nicole Floyd:

Thank you for the opportunity to comment on the determination of non-significance for the West Bay Yards Project (21-2854) located at 1210 West Bay Drive Northwest as proposed by West Bay Development LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 995-3176

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Thomas Middleton (360) 999-9594

The project area contains contaminated uplands soil and groundwater and marine sediments and is on the state contaminated sites list (Hardel Mutual Plywood Site, CSID 3704). Contaminants include metals, total petroleum hydrocarbons, volatile and semi-volatile organic compounds, and dioxins/furans. The Washington State Department of Ecology (Ecology) has issued Model Toxics Control Act (MTCA) Administrative Order (Agreed Order) DE 21726 to West Bay Development Group, LLC (WBDG). This Agreed Order requires WBDG to complete a supplemental remedial investigation, feasibility study, and preliminary draft Cleanup Action Plan. The applicant needs to complete the required Agreed Order tasks and implementation of the MTCA Cleanup Action Plan before any in-water work, site alteration or development is performed, unless the work is included as part of an Ecology-approved Interim Action Work Plan. For assistance and information about subsequent cleanup and to identify the type of testing that will be required at the Site, contact Steve Teel with the Toxics Cleanup Program at the Southwest Regional Office at (360) 890-0059.

**WATER QUALITY/General Permit Unit:
Jacob Neuharth (360) 706-4599**

Erosion control measures must be in place prior to any clearing, grading, excavation, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Discharges must not cause or contribute to a violation of surface water quality standards, groundwater quality standards, sediment management standards, and human health-based criteria. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

If there are known contaminated soils and/or groundwater present on site, additional information will be required to be submitted. Contamination includes sites with known, remediated, or historically contaminated groundwater and/or soil. For contaminated construction sites, contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading, excavation, construction support activity, and other soil disturbing activity that results in the disturbance of one or more acres (including off-site disturbance acreage related to construction-support activity) and discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more and discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, and discharge to surface waters of the State (that is, forest practices that prepare a site for construction activities); and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

Some projects may be eligible for coverage under an Erosivity Waiver if they result in the disturbance of under five acres, are not a portion of a common plan of development, and the entire period of construction activity occurs between June 15 – September 15. Additional requirements about the Erosivity Waiver may be found in Section S1.F of the Construction Stormwater General Permit.

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice. Applicants may apply online or obtain an application from Ecology's website at: <https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit>.

Nicole Floyd
February 9, 2026
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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(JKT:202600250)

cc: Derek Rockett, SWM
Thomas Middleton, TCP
Jacob Neuharth, WQ