

Treasure Island Community Dock

[TICC and the Aquatic Lands Lease](#)

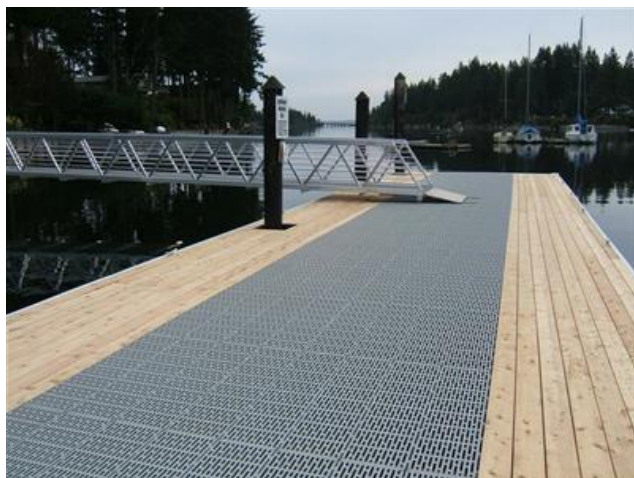
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The dock was replaced in 2010.

TICC and the Aquatic Lands Lease

The TICC Community Dock, which is located on Lot 58 and the south half of Lot 57, extends into Case Inlet past the low mean tide. The seabed that is past the low mean tide is owned by the State of Washington. This creates a need for Treasure Island Country Club to lease the land beneath the floating portion of our dock. It's called an Aquatic Lands Lease.

The Aquatic Lands Lease was renewed with the State of Washington on December 7th, 2007. As part of the renewed 12 year lease agreement, we, Treasure Island residents, must adhere to certain Best Management Practices (BMPs) that help to protect our beaches, shores and waters in beautiful Case Inlet.

Best management practices are common sense initiatives and low cost management solutions. Once adopted, these measures will prevent or minimize pollution at its source, before it reaches the waters of the state and contaminates sediments, thus reducing environmental liabilities.

The Community Dock Use – Environment Protection policy ([TICC Policy 001-2009](#)) was adopted by the Board of Trustees to ensure that we are in compliance with the Aquatic Lands Lease requirements. The new Environmental policy also directs the Board of Trustees to ensure all our members are aware of the new requirements.

Part of that awareness is to share the new [Community Dock Use – Environment Protection policy](#) on our website, and also to provide the Best Management Practices (below). There may be additional BMPs posted as they become available or requirements change.

Best Management Practices (BMPs) for Boaters

Any activity that utilizes engines causes some pollution. Here are simple things you can do as a responsible boater to leave less of a “boatprint” and protect the water quality of Washington State. Please remember to work in partnership with marina operators to help preserve our marine resources

Waste Oil & Oil Spills

Oil kills marine life. A single gallon of used oil can contaminate over one million gallons of water. It is especially damaging in fertile shallow waters.

1. **Practice preventative maintenance.** Keep engines tuned and operating at peak efficiency.
2. **Keep oil absorbent pads** and containment pans or trays under the engine when not in water.
3. **When changing engine oil**, wipe up any spills so oil isn't pumped overboard with bilge water.
4. **Recycle used oil.** Some marinas have used oil collection centers. Otherwise take it to a local collection place (Schucks, Al's Auto and many gas stations) or to a household hazardous waste event. You can call 1-800-RECYCLE for more info.
5. **Oil absorbent pads** can be reused many times before they require disposal. Wring out, allowing the oil to drip into a container. Dispose as a hazardous waste. If this is not possible, thoroughly wring out the pads, wrap in newspaper and double wrap in plastic bags to dispose as solid waste.
6. **Recycle oil filters by draining oil into a container** (for about 24 hours) and taking the oil to a used oil collection facility. The facility may recycle oil filters as well. For more information, call your collection center or 1-800-RECYCLE.
7. **Antifreeze and transmission fluid** can be recycled at some marinas or at a local hazardous waste collection event. Do not discard these materials in the dumpster, sewer or storm drain.
8. **Do not throw hazardous wastes in the dumpster!** Oil, paints, solvents, antifreeze and transmission fluid should be collected in separate, well marked containers and taken to hazardous waste collection centers (latex paint can be evaporated outdoors and the empty can thrown in the trash).
9. **Do not mix any other fluid in with oil when you pour it into waste oil recycling tanks!** Waste oil contaminated with other materials cannot be readily recycled and disposal costs increase dramatically.

Fueling

1. **Know fuel capacity** prior to filling your tanks. Don't “top-off.” Keep absorbent materials on hand to wipe up any spills.
2. **Topping off your tanks can cause spills** when refueling and when fuel heats, expands in the tanks, and escapes out the vents. Devices to prevent overfilling can be installed into the vent line of the tank and serve as fuel/air separators. This will save money, reduce pollution, prevent fuel stains on your hull and reduce fire hazard during refueling.
3. **Handle spills responsibly.** Both oil and fuel spills should be reported. Call the National Response Center 1-800-424-8802 and 1-800-OILS-911. Let your marina operator know immediately if the spill occurs within the marina.

Bilge Water

1. **Never pump oily bilge water overboard.**
2. **Never add detergent to bilge water before pumping it overboard.** The Coast Guard may fine up to \$10,000 for this illegal act.
3. **Prevent bilge contamination** by fixing small leaks that allow oil or fuel to drip into the bilge. Clean up all spills and fluids when changing oil. Keep an aluminum pan, plastic tray or an absorbent pad in the bilge to contain spills. Inspect lines and hoses for deterioration; secure and prevent from chafing.
4. **If oil seeps into the bilge, insert oil absorbent pads** to capture it before pumping out the bilge. Squeeze out pads into an oil receptacle and reuse.
5. **Immediately turn off the bilge pump** to prevent contaminants from getting into water.

Sewage

1. **Never discharge untreated sewage anywhere within 3 miles of the coast.** This means it is illegal to discharge anywhere in Puget Sound. It is also illegal to discharge into lakes and rivers.
2. **Use shore side restrooms when possible.**
3. **If your boat has no toilet**, consider using a “port-o-potty” and disposing of sewage at a pump out or shore side facility.

4. **If you have an installed toilet**, you must have a Marine Sanitation Device (MSD). If your boat is 65' or over, you must have a Type II or III MSD. Type III MSDs are merely holding tanks and should never be discharged overboard. They must be emptied through appropriate shore side methods.
5. **If you have an MSD I or II, learn which are the proper treatment chemicals.** When possible, use chemical additives that don't contain formaldehyde, formalin, phenol derivatives, ammonia compounds, alcohol bases or chlorine bleach. These can be harmful to your toilet systems and to the environment. Seek safe substitutes.
6. **Never discharge your MSD overboard at a marina slip.** The adverse impact of chlorine can be lessened if you discharge treated waste while underway in waters over 20' where tidal movement disperses the chlorinated waste.
7. **If your boat is equipped with a Y-valve**, it must be directed to send sewage only to an MSD (within the 3 mile limit) and must be locked or secured in that position. According to the Coast Guard, the long plastic wire-ties used by electricians are acceptable for securing the Y-Valve.

Boat Cleaning & Maintenance

1. **Use shore side facilities when possible.** This reduces gray water generation.
2. **Scrub and rinse your boat often.** A quick rinse after each outing reduces the need to scrub top-side with harsh cleaners. Use a nontoxic cleaner when you have to use a cleaner.
3. **Use only phosphate-free and biodegradable soaps** such as citrus-based cleaners. Otherwise, use alternatives such as [baking soda and vinegar](#) as all-purpose cleaners.

Solid & Hazardous Waste

1. **BE CAREFUL!** Don't let trash or plastic get blown overboard. Check for 6-pack rings before emptying the cooler overboard. Cut the loops of 6-pack rings before throwing them in the trash.
2. **Leave as much plastic, trash, etc. ashore as possible.** Transfer food and other items to reusable containers before your trip. Buy in bulk to reduce packaging.
3. **With all trash and hazardous waste. . . "If it goes aboard, it comes ashore."** Dispose of your solid and hazardous wastes correctly. Do not mix them or leave them abandoned for someone else to identify and deal with.

Pollution Prevention Policies for Boaters at Our Dock

Toxic materials thrown away at our dock or overboard become hazardous wastes. You can become part of the solution by following these basic practices.

Use Alternatives:

There are many non-toxic or less-toxic products available that can be used as alternatives to hazardous household chemicals. Some are commercial preparations, others are common items found at home such as baking soda, vinegar, or soap and hot water for cleaning. While a little more "elbow grease" may have to be used with some of these products, the benefits include, improved indoor air quality; less risk of accidental poisoning and a smaller amount of hazardous material being released into our environment.

Reduce the Use:

Purchase only what is needed, and use the least amount required to get the job done and share any surplus materials with others.

Reuse:

Solvents such as turpentine and brush cleansers can be reused. Filtering the solids out of suspension can extend the products useful life.

Recycle:

Many hazardous materials can be recycled, such as used oil, antifreeze, solvents and batteries.

Proper Storage:

Store toxic products separately in their original containers, out of the reach of children and pets. Make sure products are used before their shelf-life expires.

Dispose of Properly:

Never pour toxics into storm drains, sewers, septic systems, on the ground, or put in the garbage. Contact your local [Moderate Risk Waste \(MRW\) program](#) for proper disposal information, a schedule of disposal events, or available collection facilities. Read product labels for disposal information.

We would like to caution you on the use of top-side cleaning products at our TICC Community Dock or Marinas. Exercise care and caution when using any cleaning product, many detergents are toxic. Products we use every day in our homes may be perfectly safe in that environment. On our boats, however, where cleaners sometimes are discharged directly into the water without any treatment, the same products can be lethal to marine life.

While grease cutting detergents, scouring powders and bleaches do clean well, all of these products are extremely toxic to marine organisms and have a negative impact on our water quality. Fortunately, there are many alternative products designed specifically for boaters that are less toxic. Carefully read the label, but beware, labels are often designed to mislead. For example, "biodegradable" sounds good, but it doesn't necessarily mean that the product is nontoxic. Does the label say "do not get in your eyes" or "wear gloves"? This is an indication that the product may be hazardous.

Washington Toxics Coalition – Buy Smart, Buy Safe. This booklet rates household cleaners for their toxicity and environmental impacts. A copy can be obtained by telephoning (206) 643-1545. Cost: \$5.00.

Neil Smith and Phil Troy, National Coalition for Marine Conservation – Shopping for Safer Boat Care, 97 Health and Environmental Ratings. A copy can be obtained by telephoning 1-(800)-262-4729. Cost: \$13.95.

Pollution Prevention in Marinas

How Do I Know a Product Is Hazardous?

A hazardous product is one which can harm the user or the environment. A substance is considered hazardous if it is toxic (poisonous), flammable, caustic (causes burns) or chemically reactive. The best way to tell if a product is hazardous is to **read the label**. DANGER means the product is highly toxic. WARNING signals moderate toxicity. CAUTION less so. Choose CAUTION labels or better still, look for one with no warnings. **Remember, that labels don't address environmental hazards. Avoid phosphates, chlorinated compounds, petroleum distillates, phenols, and formaldehyde. Biodegradable does not mean non-toxic!**

Alternatives to Toxic Products

While baking soda, vinegar, lemon juice and vegetable oils are far less harmful than bleaches, scouring powders or detergents, they are still toxic to marine life. Use cleaning products sparingly and minimize the amount discharged into the water. Never dispose of any cleaning products down the thru-hull drain - dispose of them on shore.

Product	Alternative
Bleach	Borax, hydrogen peroxide
Detergent & Soap	Elbow Grease
Scouring Powders	Baking soda
General Cleaner	Bicarbonate of soda and vinegar, or lemon juice combined with borax paste
Floor Cleaner	One cup white vinegar in 2 gal. water
Window Cleaner	One cup vinegar + 1 qt. warm water Rinse and squeegee.
Aluminum Cleaner	2 Tblsp. cream of tartar + 1 qt. of hot water
Brass Cleaner	Worcestershire sauce or paste made of equal amounts of salt, vinegar and water
Copper Cleaner	Lemon juice and water
Chrome Cleaner/Polish	Apple cider vinegar to clean; baby oil polish
Fiberglass Stain Remover	Baking soda paste

Mildew Remover	Paste with equal amounts of lemon juice and salt, or vinegar and salt
Drain Opener	Dissemble or use plumber's snake; toxic substances should not be used in a thru-hull drain
Wood Polish	Olive or almond oil (interior wood only)
Hand Cleaner	Baby oil or margarine

Related Links

[Washington State Department of Ecology](#)

[Resource Manual for Pollution Prevention in Marinas \(pdf\)](#)

[Community Dock Use - Environment Protection \(TICC Policy 001-2009\)](#)

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