



INITIAL INVESTIGATION FIELD REPORT

ERTS Number: **641346**
Parcel #(s): **0221061028**
COUNTY: **Pierce**

SITE INFORMATION

Site Name (e.g., Co. name over door): Conan Vacant Property	Site Address (including City and Zip+4): 9411 Burnham DR NW Gig Harbor, WA 98332-5705	Site Phone: None
Site Contact and Title: Paul Conan, Property Trustee	Site Contact Address (including City and Zip+4): 9004 Franklin Ave Gig Harbor, WA 98332-1013	Site Contact Phone: 253-279-1556
Site Owner: Edward & Wilma Conan, TTEE	Site Owner Address (including City and Zip+4): 9004 Franklin Ave Gig Harbor, WA 98332-1013	Site Owner Phone: 253-858-3343
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Alternate Site Name(s):	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees):	47.34360
Longitude (Decimal Degrees):	-122.59733

INSPECTION INFORMATION

Inspection Conducted? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Date/Time: 5/21/13, 1:30 PM	Entry Notice: Announced <input type="checkbox"/> Unannounced <input checked="" type="checkbox"/>
Photographs taken?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Samples collected?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, be sure to include a figure/sketch showing sample locations.

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (i.e., contamination removed) <input type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Vandals using a garden hose, siphoned heating oil from an above ground heating oil tank located behind the vacant commercial building. Two drums placed at the site entrance to collect the oil were left unattended and the heating oil overflowed onto the ground, ran down the driveway and onto the adjacent graveled road shoulder.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Ecology initiated an immediate response which resulted in excavation of petroleum contaminated soil along the roadway by a private contractor. Confirmation analysis was performed; protocol is questionable. Soil disposal has not been documented. Remediation of the spill site has not occurred.

Investigator: J. Seger, TPCHD

Date Submitted: 4/14/14

OBSERVATIONS

Description (please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

The subject site, Conan Vacant Property, 9411 Burnham DR NW, is located within the city limits of Gig Harbor in Pierce County. The heavily wooded site of approximately 4.45 acres has an average slope of 7% downward from east to west and a small unnamed stream near the east property line that drains from north to south. The site contains a vacant, older wood structure with past commercial uses; the most recent documented business use was an upholstery shop. The current property owner has utilized the building for approximately the past ten years for storage. There is a well house located on site, uphill approximately fifty feet east of the building. The site is listed for sale and is zoned mixed use density.

ERTS Report Summary:

On 5/16/13, the Gig Harbor Fire Department reported that two 55-gallon drums present at the site were leaking oil onto the ground. Ditches and dams were created to prevent further spread of what appeared to be heating oil (diesel). Kathy Armstrong and Mike Osweiler, Ecology responded to the scene and met with the Gig Harbor Fire Department and Public Works. Ecology retained John Hanson, Cowlitz Clean Sweep (CCS) to respond to the spill for cleanup activities. The property-trustee, Paul Conan arrived at the site and verbally accepted financial responsibility for the spill response activities provided by Gig Harbor and CCS. Mr. Conan and CCS coordinated the use of Gig Harbor's Public Works excavation/hauling equipment to commence cleanup activities. Soil was excavated from an area approximately 40 feet long by 10-12 feet wide on the Burnham Drive road shoulder at the entrance to the site. CCS obtained six discrete soil samples for laboratory analysis and the excavation was backfilled with gravel for stabilization and safety. Contaminated soil was temporarily stockpiled onsite and protected with plastic sheeting.

This spill occurred during the theft of heating oil from an above ground storage tank (AST) located on the north side of the vacant building. A long garden hose was used to siphon the oil from the tank, downhill to two 55-gallon drums placed at the site entrance near the road. The drums, left unattended, overfilled spilling oil onto the ground. The estimated capacity of the AST was in the 100-150 gallon range and was found to be near empty at the time of the response. The release volume was estimated at between 50-100 gallons, depending on the original volume of oil in the tank and the amount of oil captured in the drums.

The spilled oil migrated in a west-southwest direction downhill of the drums, off of the Conan property, and onto the gravel road shoulder where it spread in a northwest direction approximately 40 feet parallel with the asphalt of Burnham Drive. A sketch included with Ecology's documents delineated the spill. The drums, located uphill on the driveway were approximately 40 feet from the asphalt road. Two storm basins are located on the road shoulder. The closest basin is located near the southwest property corner of the site and the second approximately 63 feet north of the first basin. A felt liner had been placed in the north basin during the response. It was reported that no oil entered either basin and no waterways were impacted. Of concern was forecast rain that could drain oil residuals into a nearby creek (Donkey Creek) located approximately 350 feet southwest of Burnham Drive.

Initial Investigation:

On 5/21/13, I conducted the initial investigation. The site was not occupied and no one was present. The site is unpaved and the building is situated within view from Burnham Drive. A locked chain across the entrance prevents vehicle entry to the site. New crushed gravel was present on the road shoulder at the entry to the site. A tarp was placed on the ground uphill of the chain where the spill occurred. The contaminated soil stockpile was situated up close to the building and covered with plastic. The stockpile was approximately 25 feet long by 10 feet wide and 4-5 feet high. There was a distinct odor of diesel at the site. I followed the path up the hill into the woods, which ends approximately half way into the property and near the south property line. Along the way I observed several old cargo containers (empty), a couple of rusty vehicle hulks and two old drums that appeared to be empty. An old unmaintained well house is located approximately 40-50 feet uphill and due east of the building. I could not locate the AST. I did not see any signs of oil in either storm basin. The mailbox had faded letters, "Nichols Upholstery" and there was a large yellow realty sign advertising the site is for sale.

Not having a phone number to contact the property owner, I went to the Conan residence about a half mile away. Mrs. Wilma Conan was home and we discussed the incident; the Conan's used to be in the petroleum distribution business serving mainly the Gig Harbor and surrounding area. She stated that Paul Conan, her son is the property-trustee and that he would be the appropriate person to contact regarding the spill site; I was given his phone number.

5/23/13: Paul Conan and I spoke by telephone. Paul stated that after the immediate response activities had concluded around midnight, the vandals (most likely) returned and removed one of the drums of oil. Paul stated that the AST is located (north) behind the building. Paul stated that he has a friend in the environmental engineering and consulting field that he would contact for guidance and that they may have to do the remaining cleanup work after-hours. Paul stated that he was aware additional soil needs to be excavated. I advised Paul to retain all disposal receipts and to contact me when they are ready to proceed with site remediation.

6/12/13: While in the Gig Harbor area, I checked the status of the site. I located the AST which is very well hidden along the back wall of the building. The north side of the building is cut into the slope making access difficult. The AST was painted yellow, but was old, weathered and somewhat rusty. I took a photo looking down into the tank via the fill port. There was residual red-colored oil at the bottom of the tank.

6/25/13: Unable to make further contact with Paul Conan, I sent the post-inspection letter via certified mail to the property owner of record.

7/9/13: Site check. I noted that oil was appearing on the surface of the gravel along the south side of the upper spill area, and a diesel odor was still evident. On 7/10/13, Wilma Conan called me stating that the stockpile was scheduled to be hauled away on Sunday, 7/28/13. I reminded her that additional contaminated soil needed to be excavated as well as conformation sampling.

8/30/13: I contacted Mr. Jean-Louis Gazabat, Shorewood Realty whose name appears on the for sale sign. I explained that Mr. Conan has not been communicating with me and asked if he could provide any information on the status of the cleanup. He stated that Mr. Conan travels out of the country often doing volunteer work. When they last spoke, Paul had removed the oily gravel and additional soil, and replaced the excavation with new soil.

9/9/13: Site check. The contaminated stockpile from 5/16/13 had been removed and overgrown weeds along the front had been trimmed back. There was less gravel at the driveway entrance and the same area appeared to have been graded. At the south edge of the upper spill area, the recent excavation was not completely backfilled leaving a ditch (sidewall exposed) approximately three feet deep. There was a distinct diesel odor and lightly stained soil on the sidewalk. I walked up the driving path beyond the building to see if any soil had been taken to another location on site and saw no piles of soil or disturbed areas.

10/8/13: Having no contact from Paul Conan, I e-mailed Mr. Gazabat hoping he would forward my message. I informed him that I cannot recommend a "No Further Action" without documentation of site cleanup. I checked the site on 10/23/13 and 11/18/13 and saw no changes. On 12/5/13, I left another voice message for Mr. Conan asking him to contact me.

Report:

12/5/13: I requested an update of the responder's case notes from Ecology. Included was a brief report from CCS dated 5/16/13, which contained results of the six confirmation samples obtained during the response remediation on 5/16/13. Note: The report states an estimated area of 10 feet wide and 80 feet long was excavated. A separate sketch completed at the scene indicates that the excavation was approximately 10-12 feet wide and 40 feet long (parallel with the road shoulder). Five of the confirmation samples were spaced approximately ten feet apart (from north to south) parallel with the asphalt road, and the sixth sample was obtained up hill and in the proximity of the fifth sample. The depths at which the confirmation samples were obtained are not documented in the report.* All analysis results were non-detect for diesel and oil except samples #1 and #2. Diesel concentrations for samples #1 and #2 were 256 mg/kg and 86.1 mg/kg respectively, both below the MTCA Method A cleanup level. There is no indication why samples #1 and #2 required dilution; the lab noted that the result for sample #2 was estimated due to the presence of multiple fuel products. The Chain of Custody form contains the Test America logo while the analytical report is from Apex Labs. In addition, there appears to have been a break in the chain of custody as CCS relinquished the samples on 5/20/13 and Apex Labs received the samples on 5/22/13.*

*Note: John Hansen, CCS replied in an e-mail dated 4/14/14, that the final sample depths ranged from 1-5 inches and the samples were relinquished to the lab after being held in refrigeration at the CCS office for two days.

Mr. Conan had arranged for the stockpiled contaminated soil to be removed on approximately 7/28/13. To date, there is no documentation for either the quantity of contaminated soil removed or the disposal facility where the soil was transported. It appears that removal of some oil-stained gravel and soil may have taken place in the vicinity where the drums overflowed, however no documentation has been provided.

Conclusion:

At this time, there is insufficient documentation to support successful remediation of the excavation area along the Burnham Dr NW road shoulder. In addition, there is no information regarding the status of cleanup on the Conan property. Due to suspected soil contamination as a result of this heating oil spill, the Health Department recommends including this site on Ecology's Confirmed and Suspected Contaminated Sites List.

Supplemental:

The subject site is located on the Gig Harbor peninsula which lies within the Puget Sound channel. The site is located east of State Route 16 approximately .38 miles northwest of the City of Gig Harbor, and the city's harbor. Puget Sound lies approximately 2.6 miles due west and 1.6 miles due east of the site. The site does not lie over a designated aquifer.

The subject site is bordered on the north by a single family residence and Gig Harbor RV Resort which has public well. Property bordering on the east is wooded, vacant undeveloped land. Property bordering to the south is the Fraternal Order of Eagles with an RV Park. Two properties lie across Burnham drive to the west and are designated single family residences, and both properties are greater than one acre in size.

Within a two-mile radius of the site:

- Puget Sound and Gig Harbor
- Numerous unnamed streams, tributaries and wetlands. Named creeks include: Crescent Creek, Donkey Creek, Marble Creek, McCormick Creek, North Creek and Wollochet Creek.
- 2-3 Fish bearing streams.
- Approximate number of wells: (45) Group-A, (36) Group-B and (35) Individual.