

ENVIRONMENTAL BASELINE STUDY (EBS) - LEVEL 1

APPLICABLE LAWS INCLUDE:

Comprehensive Environmental Response, Compensation, and
Liability Act (CERCLA)
Resource Conservation and Recovery Act (RCRA)
Toxic Substances Control Act (TSCA)
The Clean Air Act (CAA)
The Clean Water Act (CWA)
Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA)

FIELD AND RECORDS EXAMINATION

SUMMARY FINDINGS

For the Crow Butte State Park outlease termination
Sec. 32 & 33, T. 5 N., R. 24 E, Willamette Meridian, Benton
County, Washington

COMPLETED BY: Kitia D. Howard

TITLE: Environmental Engineer

DATE: 29 July 2003

RECOMMENDATIONS:

_____ ACQUIRE/OUTGRANT/DISPOSE PROPERTY AS IS

 X ACQUIRE/OUTGRANT/DISPOSE PROPERTY WITH SAMPLING OF
SOIL AT OFFICE/SHOP BUILDING

_____ ACQUIRE/OUTGRANT/DISPOSE PROPERTY WITH CLEANUP
OF HAZARDOUS MATERIAL

_____ OBTAIN PHASE I/PHASE II ENVIRONMENTAL AUDIT

26 August 2003

ENVIRONMENTAL BASELINE STUDY (EBS) - LEVEL 1

Project Name: Crow Butte State Park

Address/Location: Sec. 32 & 33, T. 5 N., R. 24 E, Willamette Meridian, Benton County, Washington

RECORDS SEARCH

(as prescribed by CERCLA, RCRA, TSCA, CAA, CWA, & FIFRA)

Date(s) of Records Search:

I. Based on Corps Historical Records:

A. Water Quality Tests: Not reviewed. Water supply sample data for the public water supply well on site are on record at The Dalles John Day project. According to Eugene Goff, Park Ranger, quarterly samples of water supply are in compliance.

B. Any Other Applicable Records: 1998 ERGO Compliance Audit, Environmental Compliance Cleanup Report, 1992 Mercury Spill Cleanup, 1994 UST Removal Report.

II. From Other CONTACTS/SOURCES OF INFORMATION:

A. Environmental Protection Agency: There are no sites listed within the zip code on EPA's CERCLIS site listing dated 09 July 2003.

B. Oregon Department of Environmental Quality: Not applicable. The site is in Washington.

C. Washington Department of Ecology: Two hazardous waste generators (Mercer Ranches and John Hancock Mutual Life) are located within five miles of the park. The park is a hazardous waste generator based on the 1993 mercury spill. The site has not generated hazardous waste since then. An on-site UST was removed in 1994. On 20 September 1994 the tank was reported as having leaked. Clean-up confirmed in Department of Ecology LUST database, dated 05 June 2002.

D. Other: None

1. Do any records show that there have been any hazardous [as defined according to Section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and 40 CFR 302.4] substances stored at the site?

Yes or No

If yes: What type/quantity of substances?

- 1) Mercury, 20 pounds;
- 2) Visible evidence of a pesticide spill un-known quantities, ERGO Audit 1998;
- 3) Release from 1-500 gallon gasoline underground storage tank, 34 Tons soil cleaned up.

When/where were substances stored?

- 1) 8-foot square vault, 8-feet deep containing approximately 20 pounds of mercury, located adjacent to the domestic water reservoir. Release discovered and reported to Department of Ecology 25 June 1993, Cleaned up in 1994.
- 2) Pesticides were stored in a wooden storage unit inside the Office/shop building, mixing occurred outside on gravel.
- 3) The 500-gallon UST, located adjacent to the Office/shed building, was installed in 1978 and was used for unleaded gasoline. The tank was removed between 1993 and 1995 and replaced with an above ground storage tank. 34 tons of contaminated soil was removed. Clean closure.

Was storage in compliance with the regulations? Pesticide storage was not in compliance. All pesticides have been removed from site. UST was not in compliance with new regulations and was removed per UST requirements.

2. Do any records show that there were any spills or releases of hazardous substances into the environment at the site? Yes or No

If yes: What type/quantity of substances?

20 pounds of mercury has been cleaned and reported.
34 tons of gasoline contaminated soil surrounding the UST was removed.

When/where did the spill or release occur?

Mercury- 19 August 1992(cleaned up). UST- 20 September 1994 (cleaned up).

What was the response and was the spill/release cleaned up?

At some time before 17 June 1992 there was a spill of mercury in electrical switches in a vault associated with the potable water storage system. The clean up and associated report were contracted through Dames and Moore. (reference Mercury Removal letter, dated 1 October 1992)

Between 1993 and 1995, the State of Washington Park Dept. removed underground gasoline storage tanks and replaced them with above-ground tanks. The above ground tanks were removed when the parks department left the site.

3. Do any records show that there were any hazardous

substances disposed of on the property? Yes or No

If yes, list items, quantity, and location.

Documentation: The following documents were reviewed to determine whether any hazardous substances had ever been stored, released, or disposed of at the site:

1. Project Files

- i. ERGO Audit 1998. (No Corrective Action Plan in project files)
- ii. 1994 Mercury Spill Cleanup
- iii. 1995 UST removal and cleanup

2. EPA and WaDOE Site Listings: EnviroMapper, RCRIS, CERCLIS, TSCA

3. Dave Jaquish, Washington State Parks, Dave.Jaquish@PARKS.WA.GOV
4. Scott Griffith, Washington State Parks, Scott.Griffith@PARKS.WA.GOV
5. Eugene Goff, Corps Park Ranger, (541) 298-7527
6. Bob Brown, Crow Butte Park Association, (509) 948-6069

Note: CAP not received or in project files

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Meridian, Benton County, Washington

HAZARDOUS MATERIALS FIELD EXAMINATION
(as prescribed by CERCLA, RCRA, TSCA, CAA, CWA, & FIFRA)

Date of Inspection: 28 July 2003

I. GENERAL PHYSICAL DATA (Relative to Subject Tract and
Pertinent Adjacent Lands):

A. Tract Location/Identification (include maps photographs, etc.): Crow Butte State Park is located on the Columbia River, approximately 15 miles west of Paterson, in Benton County, Washington. The lease covered approximately 727.50 acres of land on Crow Butte Island, and 584.25 acres of Lake Umatilla. See figure 1:

B. Structures (buildings, structures, installations, equipment, wells, pond, landfill, storage container, motor vehicles, aircraft, fences, flumes, etc.): Primary features of the park include day use and overnight tent and trailer camping facilities, picnic areas, rest rooms, a maintenance/shop building, zero-discharge wastewater lagoons, and river access including fishing, swimming, boat ramps, and moorage. See figure 2.

C. Topography and Aspect: The southwestern half of the property is mostly flat, consisting of a typical campground setting. The northern portion is mildly sloped with sagebrush covering about a quarter of the area; fires have reduced the brush cover significantly.

D. Powerlines, Telephone/Telegraph Lines, Pipelines: No visible overhead lines. Power to the facility is from Benton County PUD. Attempted to contact Benton County PUD on two separate occasions, 15 and 22 August 2003.

E. Access (roads, trails, other): The park is accessible from Washington State Route 14, approximately 15 miles west of Paterson, in Benton County, Washington. Crow Butte Association is keeping the boat ramp open to the public, and sprinklers running using volunteers. The campground and restrooms are closed at this time.

F. Mining Activity: None

II. ANY EVIDENCE OF POTENTIAL PROBLEM AREAS ON SUBJECT AND PERTINENT ADJACENT LANDS (include maps/sketches): None

A. Drums, cylinders, canisters, sacks of unknown content, or which have hazardous material placards or symbols: Paint cans in mechanical room of day use restrooms.

B. Grazing/Logging Activities: None

C. Unusual lack of vegetation, dead, discolored, or stressed vegetation: Sage brush gone due to past fire damage. None related to apparent contamination concerns.

D. Commercial Activity/Occupancy: Property is a state park with no on site commercial activity.

E. Unusual seepage: None

F. Solid Waste: A solid waste burn pile southeast of the Office/Shop building approximately 20 feet by 20 feet shows evidence of burning non-combustible materials. About 1 cy of solid waste including metal and plastic waste was seen during the site visit. No containers/drop boxes on site at the campgrounds or the office.

G. Unidentified piles of solids or any pools of liquids: Burn pile.

H. Sick or dead wildlife or domestic animals: One live deer was seen bedded in the campground. Evidence (droppings and nest) of rats in the garage and mice in park restrooms. No evidence of sick or dead wildlife.

I. Unusual or noxious odors: None

J. Discolored or disturbed soil areas: Small amount of discolored soil near Office/shop building appears to be automobile oil. Location of 1998 pesticide spill/mixing area not visible. Assume location near water spigot at the office building.

K. Sewage or Septic Systems: On site treatment- sewage lagoons, no solids removal.

L. Petroleum Products (Oil/Gas storage facilities): Old UST removed with clean closure after contaminated soil removal. Pad for AST's constructed, however the Parks Department removed the AST's. Waste oil was recycled by Parks Dept.

M. Agricultural Chemicals (Pesticides, Herbicides, Fungicides, Fertilizers, Lime, etc.): 2-4 D, Surflan were reportedly used at the site. (Dave Jaquish)

N. Transformers: At least 5 transformers are present at the park that do not contain a label designating whether or not they contain PCB's. No apparent action since Team audit. (Call Benton County PUD).

O. Batteries: None

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CONCLUSIONS/RECOMMENDATIONS

Based on the information collected as of the date of the survey it is possible to reasonably conclude that no hazardous substances have: 1) been stored for one year or more, 2) known to have been released, or 3) disposed of on the property; and that no contamination beyond that allowed under applicable environmental statutes exists.

Yes or No

CONCLUSIONS: The following statements describe this finding:

1. Potential exists for soil contamination from pesticide mixing, vehicle maintenance and burning of solid waste.
2. Corrective actions from the 1998 Team audit have not been confirmed.

RECOMMENDATIONS: What are the recommendations for the mitigation of the problems identified on the property - the appropriate response action shall comply with all applicable laws, regulations, ordinances, conditions, instructions, policies and guidance issued by the Department of the Army, Environmental Protection Agency, State Agencies, or county or municipal agencies having jurisdiction to abate or prevent pollution wherein the property is located.

1. Sample a possible burn area located adjacent to the office/shed building.
2. Sample a possible oil spill located adjacent to the office/shed building.
3. Sample soil near office building where possible pesticide mixing occurred.
4. Secure corrective action plan from State Parks Department.

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REMEDIAL ACTION PERFORMED ON THE PROPERTY

Note any remedial action that has been or will be taken to mitigate any problems that were noted either during the site inspection or that came to be known during the file search. Clean up work performed on the site shall be quantified as much as possible; e.g. quantities of hazardous material removed from the site.

1. UST tanks removed and replaced with above ground tanks. (1995)

2. Mercury spill cleaned and reported. (1994)

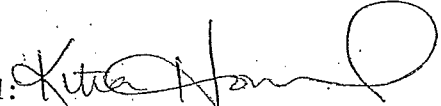
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Meridian, Benton County, Washington


Prepared by:

Name: Kitia Howard
Title: Environmental Engineer

Signed: 
Date: 26 August 2003

Concurring Official:

Name: Mike Gross
Title: Environmental Engineer

Signed: 
Date: 26 August 2003

Grantee:

I acknowledge receipt of this EBS and I agree that should I not
concur with the findings contained herein I will document my
objections and substantiate the reasons within 30 days of this
_____ day of _____, _____.

Name:
Title:

Signed:

Date:

OR

I acknowledge the condition of this property as reflected in this
EBS this _____ day of _____, _____.

Name:
Title:

Signed:

Date:

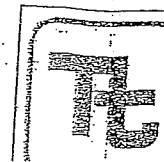
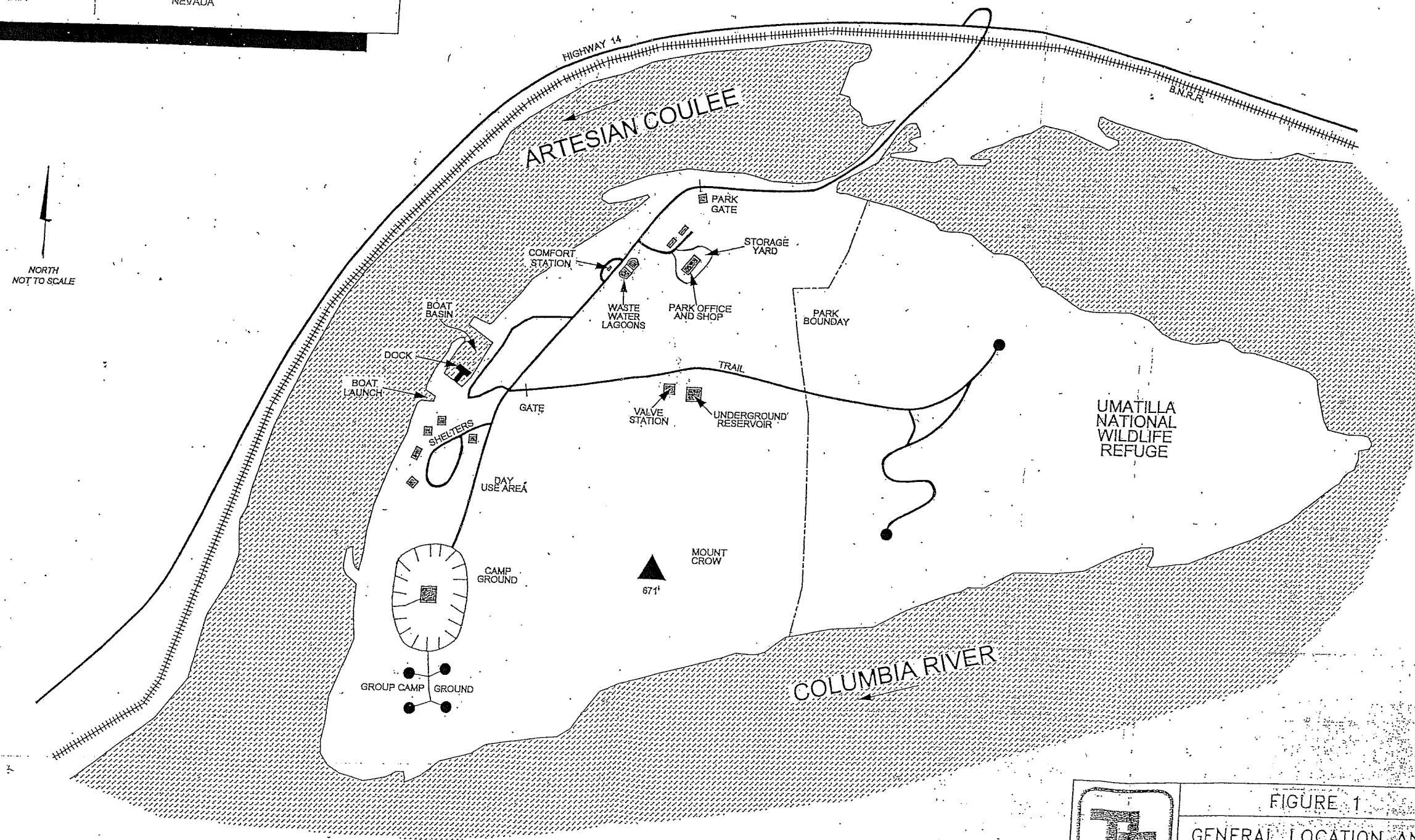
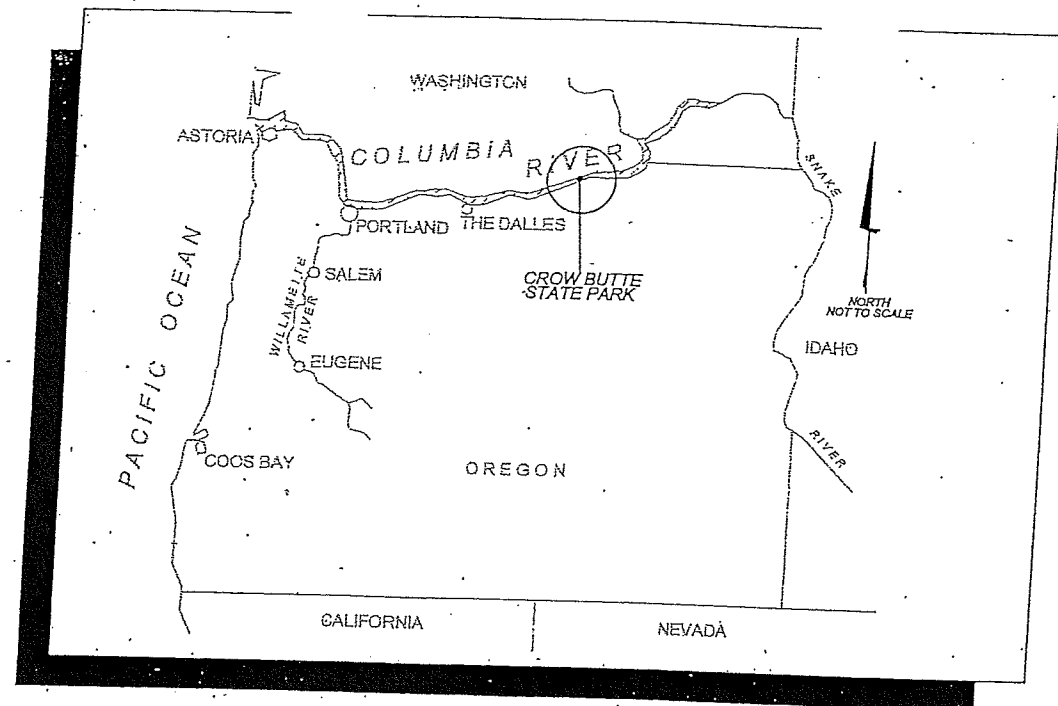


FIGURE 1
GENERAL LOCATION AND
KEY FEATURES CROW
BUTTE STATE PARK