

# INITIAL INVESTIGATION ( IELD REPORT

## **ERTS Number:** <u>615789</u> **Parcel #:** <u>7910000121</u> **COUNTY:** <u>PIERCE</u>

SITE INFORMATION					
Site Name (e.g., Co. name over door): Steilacoom Marina	Site Address (including City and Zip+4): 401/1 <sup>st</sup> Street	Site Phone:			
	Steilacoom, WA 98388	none			
Site Contact and Title: Shirley Wang, owner	Site Contact Address (including City and Zip+4): PO Box 88876 Steilacoom, WA 98388	Site Contact Phone: 253/640-7575			
Site Owner: Shirley Wang	Site Owner Address (including City and Zip+4): same as above	Site Owner Phone: same as above			
Site Owner Contact: Cate Riley, President	Site Owner Contact Address (including City and Zip+4): Scharnhorst-Gneisenau PO Box 7767; Tacoma, WA 98417	Owner Contact Phone: 206/850-5345			
Alternate Site Name(s):	Comments:	Is property > 10 acres?			
	Commenter	Yes No 🛛			
Previous Site Owner(s):	Comments:				

Location: Quarter-Quarter: 1-1 Section: 01 Township: 191	
Latitude: Degrees: 47 Minutes: 10 Seconds: 05.1 N	17168144
Longitude: Degrees: 122 Minutes: 36 Seconds: 47.5 W	177.1013258

### INSPECTION INFORMATION

Inspection Date:	11.04.09 Insp	pection Time: ~10:30 am	Entry Notice:	Announced 🖂	Unannounced
Photographs	Yes 🖂	No 🗌	Weather: Cle	ar 🛛 Rain 🗌	Temperature: ~58 ° F
Samples	Yes 🖂	No 🗌	Wind Direction:	Wind Speed	•

### RECOMMENDATION

No Further Action (Indicate NFA in box below):	LIST on ISIS (Indicate in box below):			
Release or threatened release does not pose a threat	Site Hazard Assessment	$\boxtimes$		
No release or threatened release		Interim Action		
Educational mailing		Emergency Action		
Refer to program/agency (Name:)		Independent Cleanup Action In progress		
Independent Cleanup Action Completed (i.e., contam, removed)				

COMPLAINT (Brief Summary of ERTS):

Release of hazardous materials stored in building as a result of a fire.

SITE STATUS (Brief Summary of site condition(s) after investigation): Benzene and lead contamination has been documented in soils on site. Further delineation of the extent and nature of any site contamination is warranted, along with remediation.

Investigator: S. Bell

Date Submitted: 08.27.10

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#### **OBSERVATIONS**

Description:

Steilacoom Marina is located immediately adjacent to and south of Saltar's Point Beach Park in the town of Steilacoom. Access to the subject site is limited from the land side due to a bluff and railroad tracks that border the east side. The only access point from the land is a bridge over the tracks that also provides access to the beach park. The marina was destroyed in a large fire on October 9, 2009 and, prior to that, had been used only as long-term storage for small boats. Previous site inspections of the marina facility conducted by Ecology noted containers of hazardous materials. The purpose of this Initial Investigation was to determine if any hazardous material had been released from these containers to the ground surface as a result of the fire.

The marina encompasses three contiguous parcels: APN 7810000125, APN 7910000121, and APN 2900001381. The fire involved the latter two parcels; the dry dock storage is located on the first listed parcel and appeared to have escaped much of the fire damage.

I left phone messages on the marina phone number (253/582-2600) for Mrs. Wang, the property owner, on November 2nd and 3rd, requesting access to the site. I did not receive a response. I drove by the site on 11.02.09 and noted that the site was secured with fencing and a lock. I stopped at the town hall offices and spoke with a clerk about the site and the security fencing. She told me that the town administrator, Paul Loveless, could provide access to the site, but was unavailable at that time. I left my business card with the clerk and asked her to have Mr. Loveless contact me.

On 11.03.09, I spoke with Paul Loveless He told me that the marina property had been secured since the fire. We agreed to meet at the site the following day for an inspection. I requested that we meet in the morning so that I could view the site on a falling tide when contamination might be most visible. The tide table listed high tide at 6:56 am and low tide at 12:24 pm, so we agreed on 10:30 am. Mr. Loveless also provided me with the name and phone number of a general contractor working on Mrs. Wang's behalf – Mr. Ed Minnotti, 253/230-6075. I contacted Mr. Minotti to discuss the site status. He told me he was soliciting bids on behalf of Mrs. Wang in support of the cleanup efforts that will be needed at the site and it would likely involve barges and cranes due to limited access from the land side. I told him that soil sampling would be required to determine if a release had occurred, and the bids should include an environmental assessment. Mr. Minotti told me that the marina phone message unit was still operating so Mrs. Wang should have gotten my message from the previous day, but he didn't know how much longer it would be in service. He provided another phone number for Mrs. Wang – 253/640-7575. I called the alternate phone number for Mrs. Wang several times but there was no answer and no option to leave a message.

11.04.09: I met Paul Loveless at the site, Mr. Loveless told me that he was authorized to access the site, and provide same to me, in his role as the town's building inspector. I was accompanied by Joyce Seger, TPCHD. The fire destroyed the main buildings and there was a lot of debris present. We walked around the perimeter of the debris field due to very unstable footing in the debris itself. The marine waters adjacent to the subject site were very clear and displayed no evidence of contamination. The only odor present was from the fire. What ground was visible appeared to be free of contamination and comprised of beach cobble and sand. Several containers of various sizes were visible in the debris field – drums, 5 gallon and 1 gallon containers.

11.06.09: I spoke with Mr. Minnotti again and he told me that he was meeting a consultant at the site to discuss a bid for environmental work. I asked him to have any consultants contact me to discuss the soil sampling requirements. He told me that he gave my phone number to Mrs. Wang and that there had been a problem with her phone service for 253/640-7575 but it should be working by tomorrow.

11.25.09: I spoke with Walt Pich, of Nowicki Environmental (NOW), about the sampling requirements for this site. He told me that NOW had been hired to assess the soil conditions. I asked him to collect representative soil samples and analyze them for petroleum hydrocarbons, volatile organic compounds, and metals. He suggested collecting about 6 samples and I agreed.

12.21.09: Mr. Pich faxed a summary of the soil sampling results. Six surface samples were collected from 6 - 8 inches bgs and analyzed by HCID, NWTPH-dx, and SW 8260. The only metal analysis conducted was TCLP for lead. Most of the results were non-detect or below MTCA Method A CULs, except for a sample collected at the southeast edge (sample #6) of the sampling area, adjacent to the railroad tracks, where benzene was detected at 0.058 mg/kg (greater than the 0.03 mg/kg MTCA Method A cleanup level).

12.22.09: I discussed results with Mr. Pich and advised him to remove soils in vicinity of the benzene detection and collect additional confirmation samples. We also discussed the need for total lead analyses and he told me that the TCLP results for lead in the one sample run was 0.58 mg/kg (this information was not included in the summary report provided.) I advised him to run samples for total lead.

01.06.10: I spoke again with Walt Pich, consultant. No further work has been scheduled with him and he was not sure if any is planned.

01.07.10: Spoke with Ed Minotti – he told me the debris field has not been removed and that Mrs. Wang was still researching her options. Sent letter to Mrs. Wang.

01.08.10: Emailed copies of letter to Paul Loveless, Wynnae Wright at DNR, and to Walt Pich; also faxed letter to Mrs. Wang.

01.14.10: Met with Mrs. Wang to discuss the contamination issues at the Steilacoom Marina site. I explained that (1) one of the samples

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collected in the initial assessment of the site classessment of the site classessment of the site contaminated soils required remediation; (3) further assessment of the site was required to delineate the nature and extent of the contamination; (4) any additional contamination discovered would also require remediation.																
02.03.10: Received analytical results from Walt Pich, NOW, for total lead concentrations in the six soil samples collected on 12.03.09 (and extracted for lead analysis on 01.18.10.) Four of the six samples contained lead concentrations exceeding the MTCA Method A cleanup level of 250 mg/kg. Sample exceedances ranged from 532 to 1470 mg/kg.																
In July, 2010, the TPCHD was contacted by Cate Riley with Scharnhorst-Gneisenau (S-G) regarding site issues. S-G has been hired by Mrs. Wang to coordinate clean up of the debris field, permitting, and site remediation. As of 08.27.10, no additional site assessment had occurred since the initial work conducted by Walt Pich (NOW.) The full extent of site contamination remains unknown.																
Timely resolution of the site issues has not occurred, and will likely involve multiple stages due to the site conditions and location. The TPCHD recommends including this site on the Confirmed and Suspected Contaminated Sites List due to the documented benzene and lead contamination in the soils. Given the complexity of working along the shoreline, possibly in the intertidal zone with sediments, and the potential for coordinating permitting requirements with other agencies (DNR, USFW, USACE), it is TPCHD's opinion that any site remediation efforts would be better accomplished through Ecology's Voluntary Cleanup Program rather than the initial investigation process.																
Description of past practice	es likely	to be	respons	sible fo	r conta	minatio	on:									
Source of contamination is								ls store	d in co	ntainers	sasa o	of a fire	at the	site.		
ACTIVITIES OR PRAC	TICES	RESI	PONSI	BLEF	OR C	ONTA	MINA	TION	•							
ACTIVITIES OR PRACTICES RESPONSIBLE FOR CONTAMINATION:   Spili I   Pesticide disposal Tank   Landfill Improper handling   Drums Improper disposal   Other – Describe: Improper disposal																
Are discharges permitted (	if yes, d	lescribe	e): N	10 🛛	Yes		Standa	rd Indu	strial C	ode(s)			i			
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CONTAMINANT(S)																
	CON	ТАМІ	NANT	'S (#1-	16: See	contar	ninants	key) E	nter le	tter desi	ignatin	g status	of con	tamina	nt:	
AFFECTED MEDIA	AFFECTED MEDIA CONTAMINANTS (#1-16: See contaminants key) Enter letter designating status of contaminant: C = Confirmed (above cleanup levels); S = Suspected; R=Remediated															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Ground Water				, 								·-···				
Surface Water			S						S							
Drinking Water						<b> </b>							<u> </u>			
Soil			C						C							]
Sediment			S		ļ.,	ļ			S				ļ			
Air	L							<u> </u>	S			[		L		
1 Base/neutral organics					n produ							ve wast				
2 Halogenated organic con	•	5			compo							ctive w				
3 Metals - Priority pollutar	its		3 Metals - Priority pollutants 9 Non-halogenated solvents 15 Conventional contaminants, organic						15 C	onven	tional c	ontami	nants, o	organic		

16 Conventional contaminants, inorganic

5 Polychlorinated biPhenyls (PCBs)11 Polynuclear aromatic hydrocarbons (PAHs)6 Pesticides12 Reactive wastes

10 Dioxin

4 Metals - Other

SITE INFORMATION		(	
Soil type Cobble beach with sand	Slope ~1%		
Site vegetation/cover present:	Pasture/open field		
Forest	Wetlands		
Bare soil	Pavement		
Brush	Surface water		
Other – Describe: Shoreline			
L			
Are there any drinking water systems affected?		🗌 Yes	🗌 No
Municipal, private, or both? (Circle one)			
How many people are estimated to be affected?			
Is there a potential for a release or threatened release to affect a drinkin	g water source?	Yes	🗌 No
Are there monitoring wells in the vicinity?		Yes	🗌 No
Are there dry wells in the vicinity?		Yes	🗌 No

## CONTAMINANT PATHWAYS AND TARGETS

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	Ingestion	Inhalation	Contact			
Ground Water						
Surface Water						
Drinking Water						
Soil	· x	x	X			
Sediment	x	x	x			
Air		x				
		Residential Industrial Commercial				
Yes No If yes, o The site is shoreline adjacent to	VARM Scoring Manual for defin lescribe: o Puget Sound.					
General Comments:						



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