



November 30, 2015

Project No. ESC015-E010

Ms. Sonia Fernandez, L.G.
Washington Department of Ecology
3190-160th Avenue Southeast
Bellevue, Washington 98008-5452



RE: Site Soil Investigation
Seitz Property
Brian Lane
Silverdale, Washington
Tax Parcel #s 082501-4-025-2001 (Parcel B) and 082501-4-026-2000 (Parcel A)
Ecology ID# 6865393

Ms. Fernandez:

EnviroSound Consulting, Inc. (EnviroSound) is submitting the attached paperwork to register the referenced property with the Department of Ecology Voluntary Cleanup Program in order to obtain a No-Further Action (NFA) for the subject property. We are also enclosing a copy of a Site Soil Investigation by EnviroSound for the subject property dated November 6, 2015.

The subject property is composed of two parcels composing 9.87 acres and is currently undeveloped, with a large portion of the site forested. Mr. Andrew Seitz the current owner of the property purchased the property during 1992. The previous owner of the property had disposed of household garbage on the site and also purchased surplus materials from PSNS (such as 55-gallon drums previously located on the site). A single-family residence was moved onto the site around 1985 with secondary buildings such as a chicken coop and a small shack in place. The residence, chicken coop and shack were demolished during 2005 under demolition permits issued by Kitsap County. Mr. Seitz performed some initial clearing of the property during 1997. In 2005 Mr. Seitz discovered 18 drums on the site while performing additional clearing. At this point he notified the Department of Ecology of his discovery.

The Superfund Technical Assessment and Response Team (START) conducted a removal assessment at the site from August 13 through August 14, 1997. During this site investigation, an EM-31 (electromagnetic induction instrument) geophysical survey and trenching was performed in order to determine any presence of buried drums and/or cylinders on site. An EM-31 geophysical survey includes using a terrain conductivity (TC) meter, which is used in an effort to locate detectable changes in the soils which might indicate the presence of a backfilled excavation, piping, or possible dry well. The EM-31 uses voltage readings to develop contour maps that identify anomalous areas that may represent buried structures. Work conducted by the START field team included brush and debris removal and trenching. The geophysical survey and trenching revealed no evidence of buried drums and cylinders. Exploratory

trenches were excavated up to 100 feet in length, 2.0 feet wide, and up to 11.0 feet in depth. A 55-gallon drum found on site was determined to be a diesel or heating fuel type. The drum was removed and disposed of properly by Spencer Environmental during 1997.

A second Site Hazard Assessment was performed on March 18, 2005 by The Kitsap County Health District due to an additional complaint filed by the neighboring property owner. At the time of the site visit the investigator observed several piles of debris, trash, and rubbish. The current owner of the property (Mr. Seitz) stated that he was planning on developing the property and removing the solid waste debris.

A third Site Hazard Assessment performed on March 28, 2005 by The Kitsap County Health District was conducted on the site because of the eighteen 55-gallon drums found on site by Mr. Seitz on March 25, 2015. The SHA report states that the drums were sitting on the surface, and four had signs of leakage or spillage. The drums were full or close to full with only four drums labeled with "Roybond Primer".

A Site Hazard Assessment was performed on August 16, and 17, 2005 under MTCA. During this investigation, a ground-penetrating radar and magnetic survey was conducted by Geo-Recon International to locate areas of possible buried drums on site. The survey was conducted due to another complaint by the neighboring property owner stating that the sites surveyed in the STAR 1997 report were done in the wrong area and that hazardous waste was still buried at the site. The same neighbor had claimed drums were buried in the initial study area. The results of the Geo-Recon International report states that no evidence of buried drums were found at the site.

Soil and water sampling was performed by The Kitsap Health District on November 16, 2005. The sampling consisted of two water samples from existing drinking water wells down gradient from the site and five soils samples from cleared areas of the site. The results from the soil samples indicated that no soil samples showed MTCA Method A exceedances for metals, and one soil sample contained carcinogenic polycyclic aromatic hydrocarbons (PAHs) above their MTCA levels. It is important to note that the method blank contained one phthalate compound, indicating likely contamination at the lab. The water samples exceeded Maximum Contaminant Levels (MCLs) for the Washington State Drinking Water Standards for arsenic. It is important to note that the Health District does not believe that the arsenic result is associated with contamination at the Seitz property due to historic arsenic results in the same range found in the Landsworth Creek Water system.

During the 2015 EnviroSound fieldwork, a total of seven hand borings were placed in the former drum storage area and debris pile areas to collect surface and subsurface soil samples. A total of fifteen soil samples at surface level and depths of 1.0-foot and 1.5-feet below ground surface were collected using a stainless steel hand auger. Soil samples were analyzed for Volatile Organic Compounds (VOCs) and the Resource Conservation and Recovery Act (RCRA) 8 Metals. Elevated levels of arsenic were found in each of the hand boring samples. Elevated levels of benzo(a)pyrene above Method A Unrestricted Land Use cleanup levels were found in hand boring ESC-DSA-S2-SL-03. Elevated levels of Arsenic was detected in all five of the soil samples analyzed for metals. The levels of Arsenic ranged from 31.0 ppm to 42 ppm. The sampling was limited to surface samples. No elevated levels of Arsenic were detected in previous sampling by the Kitsap County Health Department.

No groundwater samples were collected as part of this study. There was no standing water on the site at the time of the site visit and no visible evidence of "ponding areas" on the subject property.

On October 15, 2015 Mr. Andy Seitz the property owner excavated an approximately 10 foot by 10 foot x 1.5 foot in depth area in the former drum storage location, where the PAH exceedance sample was found. Approximately 5.5 cubic yards or 1.45 tons of soil was transported to the Waste Management transfer station for disposal. Two confirmation samples collected in the bottom of the excavation area by EnviroSound on October 19, 2015 were non-detect for PAHs.

The previous studies performed on the site including two GPR surveys and test pits extending up to 100 feet in length and 11.0 feet in depth that did not detect any buried drums or evidence of buried debris or dumping. Soil sampling across the subject property only encountered slightly elevated levels of PAHs in a small former drum storage area on Parcel A, the depth of which was determined to be approximately 1.5 feet. This area was excavated and transported off the site for disposal. There has been no documented soil contamination or drum storage on Parcel B. Based on a review of the previous reports as well as the EnviroSound report we would request that the subject property be considered for NFA status.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office at (360) 698-5950.

Respectfully submitted,
EnviroSound Consulting, Inc.



Shawn E. Williams, L.G.
Senior Environmental Geologist

Attachments.