WASHINGTON STATE DEPARTMENT OF ECOLOGY

INITIAL INVESTIGATION FIELD REPORT

ERTS Number: 613096
Parcel #: 502240000, 502250000, 48841000, 48844000, 502250000
COUNTY: Clark

SITE INFORMATION

Site Name (e.g., Co. name over door): POV – 100 Columbia St.	Site Address (including City and Zip+4): 100 Columbia St. Vancouver, WA 98660	Site Phone: 360-992-1106
Site Contact and Title: Matt Graves – Environmental Specialist	Site Contact Address (including City and Zip+4): 3103 NW Lower River Rd. Vancouver, WA 98660	Site Contact Phone: 360-992-1106
Site Owner: Port of Vancouver	Site Owner Address (including City and Zip+4): 3103 NW Lower River Rd. Vancouver, WA 98660	Site Owner Phone: 360-992-1106
Site Owner Contact: Matt Graves	Site Owner Contact Address (including City and Zip+4): 3103 NW Lower River Rd. Vancouver, WA 98660	Owner Contact Phone: 360-992-1106
Alternate Site Name(s):	Comments:	Is property > 10 acres? Yes ☐ No ☒
Previous Site Owner(s):	Comments:	

Location: Quarter-Quarter: SW ¼	Section: 27	Township: 2N	Range: 1E
Latitude: Degrees: 45	Minutes: 37	Seconds: 22	
Longitude: Degrees: 122	Minutes: 40	Seconds: 36	

INSPECTION INFORMATION

Inspection Date: 03/04/10	Inspection Time: 1:30 pm		Entry Notice:	Announced ☐	Unannounced ☒
Photographs	Yes ☐	No ☒	Weather:	Clear ☒ Rain ☐	Temperature: _____ ° 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	☒
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): Soil contamination was found during a site investigation at the property. 10 soil borings were completed to depths ranging from 16-28 feet below ground surface. All soil samples were analyzed for: VOCs, TPH, PAHs, and Metals. Three samples were also analyzed for PCBs. One groundwater sample was collected and sampled for VOCs, TPH, PAHs, and Metals. All samples were below MTCA screening levels.

SITE STATUS (Brief Summary of site condition(s) after investigation): The site is currently a Red Lion hotel.

Investigator: Bryan DeDoncker BD

Date Submitted: 03/05/10

OBSERVATIONS

Description:
08/12/09
I received the "Terminal 1 Phase II Environmental Assessment Report" from Port of Vancouver USA. The report states the following information:

"Historical documents from 1919 detail the original function of the Site as a shipyard owned by the G.M. Standifer Construction Corporation. The 28 acreparcel was leased from the City of Vancouver. The facility was used to build wooden vessels with deadweight tonnages (DWT) ranging from 3500 to 4500 DWT. In 1918, the facility launched its first ship and employeed over 2,000 workers."

"An aerial photograph from 1948 shows a large portion of the Site being utilized as a lumber yard. Additionally, the photo shows an asphalt plant directly north of the Site."

"A total of 10 boreholes were completed by E & E's drilling subcontractor, ESN Northwest, Inc. (ESN)... Boring at each of the 10 locations was conducted until either groundwater was encountered or a depth of 28 feet below ground surface (bgs) was reached. Water was expected to be encountered at a depth of 15 to 20 feet bgs, but water levels may have been affected by low tides in the adjacent Columbia River. In all, five of the 10 boreholes were extended a minimum of 16 feet bgs..."

"...In general, two samples were collected from each borehole; one sample targeted near-surface contamination, and the other targeted contamination at greater depth."

"Generally, the shallower sample was collected at depths less than 10 feet, and the deeper sample was collected at depths greater than 16 feet bgs. To collect sufficient volume for analysis, all samples except those collected for VOC analysis were collected from a 2-foot interval and then homogenized in a stainless steel bowl before being placed into appropriate sample containers..."

"On November 25 and 26, 2008, E & E field personnel collected 20 soil samples..."

"All of the soil samples collected were analyzed for the following constituents: VOCs per EPA Method 8260B, Total Petroleum Hydrocarbon (TPH) Identification per NW-TPH Methodology, Polynuclear Aromatic Hydrocarbons (PAH) per EPA Method 8270-SIM, and Total Metals per EPA 6000/7000 Series Methods. Additionally, three samples were analyzed for Polychlorinated biphenyl (PCBs) per EPA Method 8082."

"E & E field personnel initially planned to collect three groundwater samples; however, due to the depth of groundwater and impermeable silts encountered at depth, only one groundwater sample was collected. The sample was collected from location SB003 on November 25, 2008..."

"The groundwater sample was analyzed for the following constituents: VOCs per EPA Method 8260B, Total Petroleum Hydrocarbon Identification per NW-TPH Methodology, Polynuclear Aromatic Hydrocarbons per EPA Method 8270-SIM, Total Metals per EPA 6000/7000 Series Methods."

"Groundwater was encountered in boreholes SB001 and SB002; however, the depth of groundwater in these boreholes was not consistent with groundwater depths at other boreholes throughout the Site. Groundwater at SB001 and SB002 was encountered at roughly 17 feet BGS. It is likely that this groundwater was the result of a perched water table. No attempt to sample at these locations was made. E & E field personnel attempted to collect groundwater samples from boreholes SB007, SB008, and SB009, but the effort yielded no water. Based on the amount of water on down-hole equipment, it is likely that the top of the water table was not reached. It is possible that water samples might be collected from depths in the 25- to 30- foot range if permanent monitoring wells were to be installed and if sampling occurred during high tidal levels (at which groundwater levels would be expected to be higher."

Soil samples SB003(8-10) and SB003(24-26) show total Chromium detections of 26.5 mg/kg and 33.4 mg/kg respectively. Because total Chromium does not differentiate between Chromium VI or III, it is assumed that these levels exceed the MTCA Method A Cleanup Levels of Chromium VI at 19 mg/kg. Soil sample SB004(26-28) shows detections of Cadmium 2.43 mg/kg above MTCA 2 mg/kg, and Arsenic 25.6 mg/kg above MTCA 20 mg/kg. Soil sample SB006(6-8) shows a Lead detection at 1,100 mg/kg above MTCA 250 mg/kg and Benzo(a)pyrene at 0.103 mg/kg above MTCA 0.1 mg/kg. Soil sample SB007(21-23) shows Cadmium at 2.12 mg/kg above MTCA 2 mg/kg. Soil sample SB009(8-10) shows Benzo(a)pyrene at 0.267 mg/kg above MTCA 0.1 mg/kg. Soil sample SB010(13-15) shows an elevated Lead level at 1,180 mg/kg above MTCA 250 mg/kg.

Since only one groundwater sample was collected, GW003(24-29), good representation of potential on-site groundwater contamination was not provided. Therefore, for initial investigation purposes, contaminants in subsurface soils will also be suspected to be present in groundwater.

Therefore, I recommend this site be listed on Ecology's list of suspected and confirmed sites (ISIS) – SHA.

Description of past practices likely to be respon[illegible] for contamination: Historical occurrences.

ACTIVITIES OR PRACTICES RESPONSIBLE FOR CONTAMINATION:

Spill	☐	LUST	☐
Pesticide disposal	☐	Tank	☐
Landfill	☐	Improper handling	☐
Drums	☐	Improper disposal	☐

Other – Describe: Unknown

Are discharges permitted (if yes, describe): No ☒ Yes ☐

Standard Industrial Code(s)

CONTAMINANT(S)

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			S								S					
Surface Water																
Drinking Water																
Soil			C								C					
Sediment																
Air																

1 Base/neutral organics
2 Halogenated organic compounds
3 Metals - Priority pollutants
4 Metals - Other
5 Polychlorinated biPhenyls (PCBs)
6 Pesticides
7 Petroleum products
8 Phenolic compounds
9 Non-halogenated solvents
10 Dioxin
11 Polynuclear aromatic hydrocarbons (PAHs)
12 Reactive wastes
13 Corrosive wastes
14 Radioactive wastes
15 Conventional contaminants, organic
16 Conventional contaminants, inorganic

SITE INFORMATION

Soil type: Fill land

Slope:

Site vegetation/cover present:

Forest	☐	Pasture/open field	☐
Bare soil	☐	Wetlands	☐
Brush	☐	Pavement	☒
Landscaped	☐	Surface water	☒

Other – Describe:

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 drinking water source?	☒ Yes	☐ No
Are there monitoring wells in the vicinity? unknown	☐ Yes	☐ No
Are there dry wells in the vicinity? unknown	☐ Yes	☐ No

CONTAMINANT PATHWAYS AND TARGETS

	Ingestion	Inhalation	Contact
Ground Water			
Surface Water			
Drinking Water	X		
Soil			
Sediment			
Air			

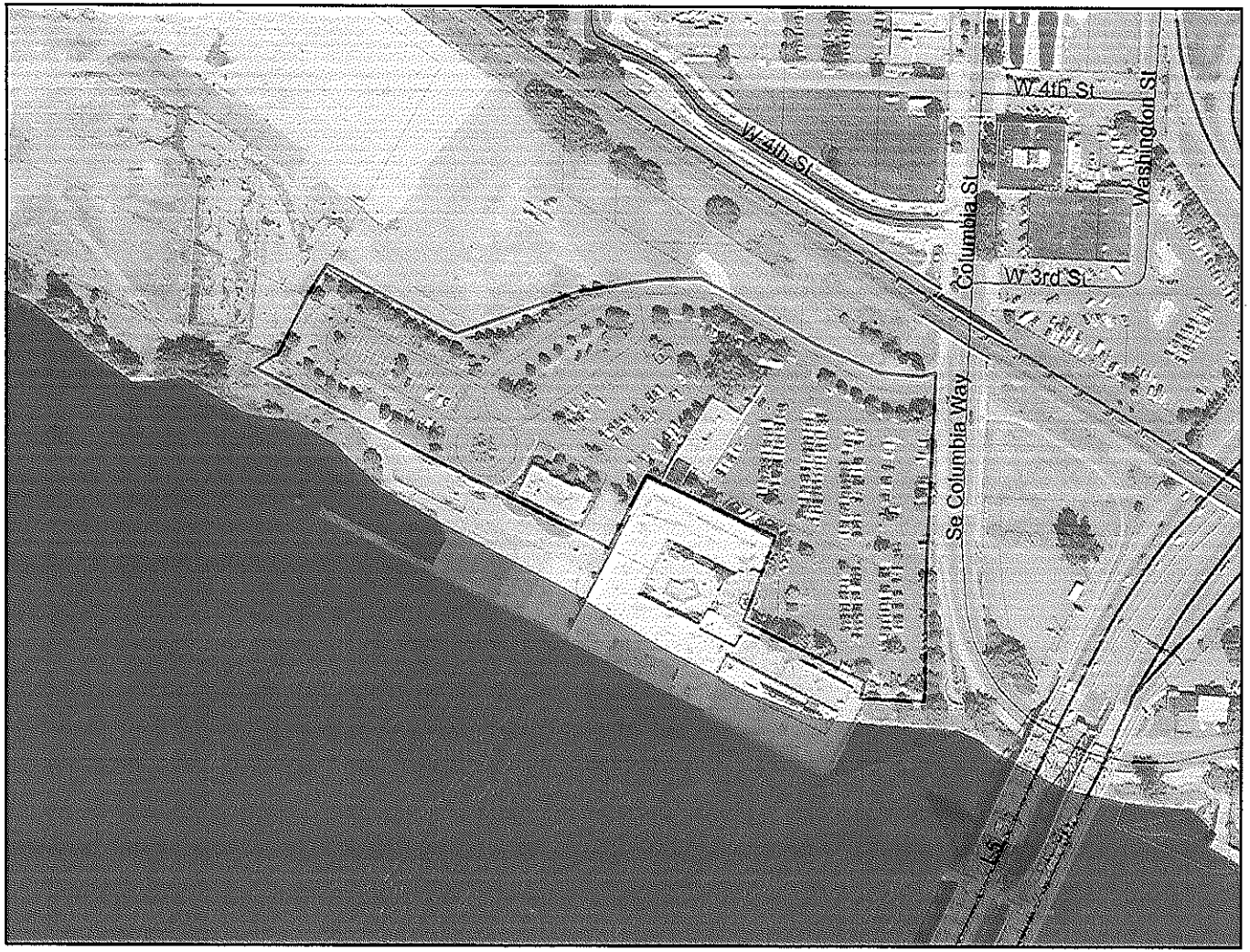
Targets possible:
- Human, adult ☒
- Human, children ☐
- Residential ☐
- Industrial ☒
- Commercial ☒

Sensitive environments (See WARM Scoring Manual for definition):
☐ Yes ☒ No If yes, describe:

General Comments:

I recommend this site be listed on Ecology's list of suspected and confirmed sites (ISIS) – SHA.

POV - 100 Columbia St.



Legend

- Parcels
- Roads
- Alley
- Arterial
- DNR
- DNR (Private Land)
- Driveway
- Interstate
- Interstate Ramp
- Primary Arterial
- Private Roads
- Private Roads w/o Names
- Public Roads
- SR Ramp
- State Route
- Waterbodies
- Rural Centers
- City Boundaries
- Urban Growth Boundaries
- County Boundary

0 300 600 900 ft.

Scale: 1:2,994

Map center: 1083729, 113146

MAPQUEST.

Map of 100 Columbia St

Vancouver, WA 98660-3159

Notes