

# Former Pioneer Potato Growers Clark County



## Removal from Hazardous Sites Proposal

The Washington Department of Ecology proposes to remove the Pioneer Estates site from the Hazardous Sites List (required by the Model Toxics Control Act (MTCA), Chapter 70.105D RCW).

Arsenic, Chromium, and Lead were detected above the MTCA clean-up levels in a test pit water sample beneath an on-site domestic refuse area; and Benzene, Ethylbenzene, Toluene, Total Xylenes, and Diesel were detected at levels above MTCA clean-up levels in shallow groundwater beneath a former on-site underground storage tank (UST). In addition, low levels (below MTCA clean-up levels) of DDD, DDE, DDT, Dieldrin and TCFM were detected in the soil six feet beneath the refuse area; and arsenic, DDD, DDE, DDT, and PCBs were detected in ravine sediment samples downgradient from the refuse area. Later sediment sampling did not indicate arsenic concentrations above MTCA clean-up levels in the ravine sediments.

This site was ranked on the Hazardous Sites List as a 1 (1 being high priority relative to other sites statewide; 5 being low). It is noted that part of the reason for the high ranking was due to the location of the site in relation to a nearby public water supply well and the population within a 2-mile radius of the site. The aquifer is separated from the formerly contaminated shallow groundwater by geologic confining units that prevent the two aquifers from being hydraulically connected. It was also later determined that the shallow contaminated groundwater from the former leaking underground storage tank was down gradient from the well location. Fortunately, this results in no impact to the public well.

--For a MAP see the right hand column--

### Site Background

The 231-Acre Pioneer Estates site is located at 7801 S. 10<sup>th</sup> Way, Ridgefield, Clark County, Washington, 98642. The site is 14 miles north of Vancouver, Washington and 21 miles from downtown Portland, Oregon. The site consisted of six contiguous parcels located in Sections 22 and 27, Township 4 North, Range 1 East. The major on-site topographic features are two ravines, one located along the eastern edge of the property and the other located in the center of the property. These ravines attain a maximum depth of approximately 30 feet and slope to the south, eventually discharging to an unnamed tributary of Gee Creek. Nine buildings, including two occupied residences were located on-site. The site is currently zoned for industrial use. Adjacent properties include farmland, pasture and single-family residential areas.

Five primary site areas that required further environmental attention included the:

- 1) former UST area,
- 2) on-site landfarm for treating petroleum impacted soil from the former on-site UST excavation,
- 3) refuse area and central ravine,
- 4) eastern ravine/drainage ditch in the east central portion of the property near a former off-site gas station, former off-site aboveground storage tanks (ASTs) and
- 5) former waste oil AST area near the maintenance shop.

Based on the further investigations, multiple rounds of groundwater monitoring, and remedial actions conducted between February 2001 and July 2003, all areas of environmental concern were addressed. No Further Action (NFA) Letters were obtained from Ecology for all five areas previously determined to pose a potential environmental risk.

July 2004

### FACT SHEET

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#### **PUBLIC COMMENT PERIOD ON: PROPOSED REMOVAL FROM HAZARDOUS SITE LIST:**

**July 26 to August 26, 2004**

Comments and requests for updates should be directed to Chuck Cline, Site Manager, at the Ecology address listed above, e-mail [ccli461@ecy.wa.gov](mailto:ccli461@ecy.wa.gov), or call (360)407-6267.

#### **Documents are available for public review at:**

Southwest Regional Office address listed above

Ridgefield Community Library  
210 N. Main Ave.  
Ridgefield, WA 98642  
(360)887-8281

[www.ecy.wa.gov/programs/tcp/sites/sites\\_information.html](http://www.ecy.wa.gov/programs/tcp/sites/sites_information.html)

[www.ecy.wa.gov](http://www.ecy.wa.gov), then click on "Public Events Calendar"

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