

# Chapman Property

## Port Orchard Kitsap County, WA Documents for Public Review



### Proposal to Remove Site from Ecology's Hazardous Sites List

The Washington State Department of Ecology (Ecology) proposes to remove the Chapman Property (Site) from the State's Hazardous Sites List. Now that this Site meets cleanup guidelines and recommendations, we encourage your comments on the proposed delisting through May 30, 2007.

#### Site Background

The Chapman Property Site is located at 14167 Madrona Road SW, Port Orchard, WA, in a rural area and was used as an unlicensed auto repair shop.

An initial investigation by the Bremerton Kitsap County Health Department and Ecology in 1997 found poor housekeeping practices and soil contamination. The major structure on the Site, a barn, burned down between 1997 and 2005. The property is currently vacant and is to become a single-family residence.

There are two wells on the Site, a hand-dug well, with slow recovery water at 15 feet, and a drilled well with good flowing water at 25 feet. A branch of Burley Creek runs through the property. The property also has a small marsh associated with the creek.

As a result of activities on this property, the soil was contaminated with metals (lead and cadmium) and petroleum hydrocarbons and semi volatile organics (dimethyl phthalate, diethyl phthalate, 4- nitroaniline, phenanthrene, and fluoranthrene) both in the soil and groundwater (potentially affecting the nearby surface water

marsh area). The Site was ranked "2" on the list. A rank of "1" represents the highest level of risk compared to other sites. The rank of "5" represents the lowest risk level.

#### Cleanup work at this Site

Cleanup work took place between 1998 and 2005 by excavation and off-site disposal of the contaminated soils.

Performance sampling of selected soil areas showed low levels of oil, chromium, and lead not exceeding Model Toxics Control Act (MTCA) Method A cleanup levels. Initial sampling of surface water (marsh) and well water were non-detect for the metals, gasoline, diesel, oil, benzene, toluene, ethylbenzene, and xylenes.

Confirmation sampling of both wells for volatile organics shows no threats to human health or the environment.

Currently the owner intends to develop the Site to become a single-family residence.

### Public comment period: April 30- May 30, 2007

#### Technical questions and written comments:

Christopher Maurer P.E.  
Site Manager  
WA Department of Ecology  
Toxics Cleanup Program  
P.O. Box 47600  
Olympia WA 98504-7600  
E-mail: [cmau461@ecy.wa.gov](mailto:cmau461@ecy.wa.gov)  
(360) 407-7223

#### Documents can be reviewed at the following location:

WA Department of Ecology  
Headquarters  
P.O. Box 47600  
Olympia, WA 98504  
Carol Dorn, [cesg461@ecy.wa.gov](mailto:cesg461@ecy.wa.gov)

Kitsap Regional Library  
Port Orchard Branch  
87 Sidney  
Port Orchard, WA 98366  
360/876-2224  
Monday-Thursday 10:00am - 8:00pm  
Friday & Saturday 10:00am - 6:00pm  
Sunday 1:00pm - 5:00pm

FS ID# 2267267

## **Why Delist the Site?**

We have determined that this Site does not pose a threat to human health or the environment. We propose removing the Site from the Hazardous Sites List.

## **Ecology Seeks Your Input**

Ecology's proposal to delist the Chapman Property Site from the Hazardous Sites List is open for public comment April 30 through May 30, 2007. Documents pertaining to delisting are available at the locations listed in the box on the first page of this fact sheet. Please send your written comments by May 30, to Chris Maurer, Site Manager, at the address listed on

the first page of this fact sheet. If substantive comments are received, further Site investigation or cleanup work may be required before the Site is delisted. Comments may be sent by mail or e-mail. Include "Chapman Property" in the subject line

For information about other Ecology public comment periods, meetings, hearings, workshops, and open houses, please visit Ecology's public events calendar at: <http://apps.ecy.wa.gov/pubcalendar/calendar.asp>. To learn more about the public comment process read *Frequently Asked Questions about Effective Public Commenting*.



P. O. BOX 47600  
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Delisting from Ecology's  
Hazardous Sites List  
Public Comment Period

**April 30 – May 30, 2007**