

Squaxin Island Tribal Response Program

U.S. EPA Brownfields PUBLIC RECORD OF TRIBAL LANDS ASSESMENT

January 2026 Update

Since 2017, with funds awarded from the U.S. Environmental Protection Agency's Brownfields State and Tribal Response Program, the Squaxin Island Tribe's Natural Resources Department has been assessing Tribal properties for potential environmental hazards to determine if any need to be cleaned-up before they can be developed, or if they might need to be left undeveloped so as not to expose people to any danger. A public record of these property assessments has been established and is available to the Tribal Community and members of the public on the Squaxin Island website on the Brownfield page <https://squaxinland.org/government/departments/natural-resources/environmental-protection/brownfield-public-records/>. It is also available at Squaxin Natural Resources office building. This public record will remain in the Natural Resources Department and the records of all completed and future property assessments and/or clean-ups will be added to it. We welcome you to look through the records and if you have any questions or comments please contact either Leila Whitener (360-432-3822, lwhitener@squaxin.us) in the Squaxin Natural Resources department.

*Acknowledgement Requirements for Non-ORD Assistance Agreements:

The recipient agrees that any reports, documents, publications or other materials developed for public distribution supported by this assistance agreement shall contain the following statement: "This project has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement (number) to (recipient). The contents of this document do not necessarily reflect the views Page 20 of 29 and policies of the Environmental Protection Agency, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document."

BELOW IS AN OUTLINE OF THE TRIBE'S PUBLIC RECORD

Past actions:

Clam Fresh/Dahman Property- Associated Environmental Group (AEG)

Phase I Environmental Assessment and Limited Phase II Environmental Site Assessment- 2009

1181 SE Dahman RD

Shelton, WA 98584

Mason County Parcel 31915-13-00000

AEG completed a Phase I ESA and a limited Phase II ESA – Subsurface investigation in September and October 2009. AEG advanced five soil borings (B-1 through B-5). AEG concluded the following:

The Site's subsurface (soil) is impacted only in the vicinity of B-4 by lube oil range petroleum hydrocarbons. The source of this contamination is most likely the historical use of this are of the Site for heavy equipment storage and/or gravel mining/filling equipment usage. AEG observed signs of

soil staining in the vicinity of B-4 where heavy equipment usage. AEG observed signs of soil staining in the vicinity of B-4 where heavy equipment was parked.

Wood Property- Former Krotzer Gas Station

Environmental Site Assessment Phase 1 – 2010

Old Olympic Highway

Mason County Parcel 319202200100

Stratum Group and Element Solutions conducted a Phase I Environmental Site Assessment for the property located along the southwest side of Old Olympic Highway in the Kamilche area of Mason County, Washington on Oct. 4, 2010.

The subject of the property is approximately 1.19 acres. One recognized environmental condition was noted of the property:

The site was utilized as a gasoline station in the 1940s and 1950s.

It was recommended that a limited phase II investigation take place to determine if there is petroleum contamination in the vicinity of the former gasoline station that had been located on the southeast portion of the property. The investigation should include soil sampling from locations where contamination, if present, would most likely be present such as in the vicinity of the concrete pad.

Wood Property- Former Krotzer Gas Station

Underground Storage Tank Removal -2011

Old Olympic Highway

Mason County Parcel 319202200100

Two 250-gallon underground storage tanks (USTs) were decommissioned and removed from the Wood Property on July 21, 2011. Tanks were associated with a gasoline station that operated on the site in the 1940s and 1950s. Two soil samples from the base of the excavation identified levels of gasoline, ethylbenzene, and xylenes that exceed the Washington State clean-up standards for unrestricted land use. The tank excavation indicated that the zone of soil contamination is above the groundwater table and is fairly thin (1 to 1.5 feet thick). Groundwater was encountered at depth of 7 feet in February 2011 and at a depth of 8.5 feet depth in July 2011. A total 1.74 tons of petroleum contaminated soil was removed from beneath the tanks at the time of tank removal and was disposed of at Weyerhaeuser Landfill in Castle Rock, Washington. A previous test pit investigation in February 2011 sampled soils around the former gasoline station area between 6.25 and 7 feet depth and found no contamination.

Based on the presence of soil contamination from this former tank site, the subject property will be listed with the Environmental Protection Agency as a leaking underground storage tank site. Due to the close proximity of the groundwater table to the area of petroleum impacted soil, the groundwater has likely been impacted by the release.

Further investigation will be required to determine the horizontal and vertical extent of the soil contamination and to determine if the groundwater quality has been impacted by the gasoline release.

Wood Property- Former Krotzer Gas Station

Phase II Soil and Groundwater Investigation – 2011

Old Olympic Highway

Mason County Parcel 319202200100

Based on investigations, no soil or groundwater contamination was identified on the site. Soil and groundwater samples were collected in the vicinity of two former underground storage tanks including one sample collected through the former excavation pit and from four locations in assumed down gradient locations, relative to the former tanks.

Some discoloration and minor hydrocarbon odors were identified in the soils down gradient of the tanks, but the sample results showed very minor detections of diesel and no detections of gasoline or gasoline additives in the soils. These sample results indicate that any contamination that may have been present in the soils has naturally attenuated since the gasoline station closed in approximately 1950s. In addition, the removal of some residual contamination from approximately 1 to 1.5 feet beneath the tanks at the time of the tank removal combined with enhanced natural attenuation due to increased oxygen availability while the tank excavation pit was open likely removed additional contamination. No detections of petroleum products were identified in any of the five groundwater samples. The lack of groundwater contamination in the samples collected from beneath the former tank site and in down gradient positions indicates that any remaining residual contamination is so minor that it has not impacted the groundwater quality.

Based on the results of this soil and groundwater investigation, Stratum Group and Element Solutions determined that the site poses a low risk to human health and the environment and does not warrant further investigations or clean-up activities.

Squaxin Island Tribe Tiny Homes Project- WSP USA, Inc.

Phase I Environmental Site Assessment – 2020

Mason County Parcel 31920-11-60000

South T-Peeksin Lane

The purpose of the Phase I ESA was to identify, to the extent feasible, recognized environmental conditions (RECs) in connection with the Site. This assessment included a Site reconnaissance conducted on October 8, 2020.

The Site contains a sewage/wastewater drainfield that has been out-of-use since approximately 2003. When in use, the drainfield received treated effluent from the community septic system. Although there is no evidence that untreated sewage/wastewater effluent was ever discharged to the system, there also is no definitive information indicating that these events never occurred. Untreated

effluent can contain biological hazards such as bacteria, fungi, parasites, and viruses. Additionally, this effluent can contain hazardous materials if improperly discharged from buildings or households to the sewage/wastewater management system via sink drains and toilets. It is possible that contaminants may be present at the drainfield in surface and subsurface soils; and in shallow, perched groundwater when present.

No significant data gaps and no historic RECs in connection with the Site were identified during this Phase I ESA.

Squaxin Island Tribe Tiny Homes Project- 2021

Phase II Environmental Investigation

Mason County Parcel 31920-11-60000

Southeast T-Peeksin Lane

The property is currently covered by large grass field and six small residential units, which is the start of a planned tiny homes village. The property was formerly used as a drain field for a community septic and wastewater treatment system was installed. This investigation was conducted to determine if this historical use has negatively impacted the subject property.

Five environmental borings were completed on the property for the collection of soil and groundwater samples. Samples were analysed for petroleum hydrocarbons, a suite of common metals and volatile organic compounds (VOCs).

No soil contamination was identified in the eight soil samples analysed.

Ground water was encountered in two of the borings, within a perched layer at approximately 11-12-foot depth. Groundwater quality met all screening standards, except for chromium. The samples collected had some turbidity, so samples were laboratory-filtered to remove some of the sediment, which can give biased high concentrations of metals. However, chromium concentrations in both water samples continued to exceed the drinking water standard of 50 µg/L.

The chromium concentrations are elevated in the water samples; however, the shallow groundwater will not be used as a drinking water source and therefore the risk posed by the elevated chromium does not pose a risk to human health. No contaminants were identified that pointed to a suspected contamination from discharge into the septic system and therefore the elevated chromium is suspected to be associated with naturally occurring chromium in the soil.

No further action is warranted on this site.

SHELTON C STREET LANDFILL

C St, Shelton, WA 98594

The site is a 16.7-acre property. Before 1928, the property was mined for sand and gravel. In 1928, the city (Shelton) purchased the property and began using it as a landfill until the mid-1980s. The waste is located in an area of about four acres on the property. The landfill received mostly residential solid waste. Other waste included research waste and demolition debris. As a common practice for the era, landfill operators burned waste in the open and in an incinerator at the site. Sludge from the city's wastewater treatment plant was brought to the landfill between 1973 and the mid-1980s. From 1976 to 1981, fly ash from the wood-burning power plant at the Simpson Timber Company mill was mixed with the sludge and put in the landfill. The sludge was disposed of in the northwestern part of the landfill. Contamination sources at the site are the solid waste and wastewater treatment plant sludge.

Ecology finalized the [Cleanup Action Plan](#) to address contamination at the site and signed a legal agreement, [Agreed Order DE 19541](#), with the City of Shelton (Shelton) to implement the cleanup plan. Shelton is the potentially liable person (PLP) responsible for cleaning up the site. Ecology staff is overseeing the project to ensure that human health and the environment are protected during cleanup

CLEANUP ACTION PLAN

The plan describes several actions that include a soil cap, institutional controls, and monitoring.

Low-permeable soil cap constructed to cover all of the landfill waste. The cap prevents contaminants from coming into contact with people and animals.

The bottom layer of the soil cap is a geotextile barrier covered by at least a 2-foot-thick layer or clean, low permeability material. The top of the cap is a 1-foot thick layer of topsoil covered with grasses and other shallow-rooted vegetation.

The cleanup is based on protecting drinking water down-slope from the site. The cap is sloped and designed to significantly reduce the amount of rainwater entering the landfill.

Institutional controls keep people from entering the site and prevent future activities from damaging the cap. Institutional controls include fencing, a gate, and signage. An environmental covenant will be recorded with the property deed and prevent any future activity that could expose people and the environment to contaminated soil or landfill waste.

Monitoring will make sure the cap continues to be effective in preventing exposure to contamination. Groundwater will be monitored regularly to assess the effectiveness of the cap in reducing the metals in groundwater.

Review of conditions at the landfill will be conducted every five years. More information can be found at <https://apps.ecology.wa.gov/gsp/Sitepage.aspx?csid=2295>

2022 Actions:

- No actions took place in 2022 using EPA Tribal Response Program funds. The following actions took place within Squaxin Usual and Accustomed areas.

JOHNS AUTO WRECKING

411 93rd Avenue SE Olympia

Facility Site ID# 57665495

Cleanup Site ID# 2120

Oct. 20–Nov. 21: Proposed removal from the Hazardous Sites List An auto-wrecking business operated at the site until around 2001. Vehicle crushing and improper handling and storage of wrecked cars may have been the source of hazardous chemicals that leaked into the soil. Ecology ranked the site's relative risk to human health and the environment based on contamination and location of the site. When we rank a cleanup site, we put the site on the state's Hazardous Sites List. Cleanup began in 2008. About 107 cubic yards of contaminated soil were removed from several areas at the site. The contaminated soil was taken to appropriate landfills. Removal of debris from the wrecking operation was completed in 2014. The owner installed monitoring wells to check the condition of groundwater. Groundwater at the site was sampled multiple times. In 2021, testing results confirmed that soil and groundwater contaminants were below state cleanup levels. A comment period is required before we can consider removing the site from the Hazardous Sites List.

2023 Actions:

- No actions took place in 2023 using EPA Tribal Response Program funds. The following actions took place within Squaxin Usual and Accustomed areas.

Budd Inlet Sediments

LAT 47 3 31N LONG 122 54 25W

Facility Site ID# 3097108

Cleanup Site ID# 2245

Ecology and the Port of Olympia are amending Agreed Order DE 6083, a legal agreement between Ecology and the Port for the cleanup of this site. The Budd Inlet Sediment project deals with contamination of sediment throughout the inlet rather than contamination from one specific source. The Port is a potentially liable person responsible for cleanup at the site.

This is the second amendment to this agreed order. Under this amendment, the Port will:

- Complete an Interim Action (partial cleanup) Plan
- Plan and perform additional investigations to gather data needed to design the interim action
- Prepare engineering designs and permitting documents for the interim action The Interim Action will focus on a portion of the site surrounding port property. A revised Public Participation Plan will also be available for review and comment

Palermo Wellfield Superfund Site

LAT 47.00212 LONG -122.90505

Facility Site ID# 55237647

Cleanup Site ID# 4616

The U.S. Environmental Protection Agency is conducting the [fifth Five-Year Review](#) of the Palermo Wellfield Superfund Site. The Five-Year Review is a regular EPA check up on a Superfund site like the Palermo site and to make sure the cleanup continues to protect people's health and the environment. The Five-Year Review report will document the findings, conclusions and recommendations. The [last Five-Year Review](#) was completed in 2018. Additional information about the site can be found here: <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=1001761>.

2024 Actions:

Clam Fresh/Dahman Property- Maul Foster & Alongi

Phase I and Phase II Environmental Site Assessments

1181 SE Dahman RD

Shelton, WA 98584

Mason County Parcel 31915-13-00000

The Phase II Environmental Site Assessment (ESA) conducted in August 2024 to evaluate potential contamination at the Property with a history of timber harvesting, seafood processing, aggregate mining, and landfiling. Historical operations are known to have included herbicide and pesticide use, potentially buried hazardous materials, and petroleum-related substances.

GPR and magnetic surveys were conducted within the three AOIs with potential evidence of landfiling revealed metals anomalies present below the ground surface. The type or nature of the buried objects could not be identified through GPR, and magnetic survey means. Refuse was observed at the surface or shallowly buried and characterized as construction debris and household waste.

Follow up analysis for diesel and lube oil range hydrocarbons showed low concentrations of lube oil, below screening criteria. Nickel, selenium, zinc, and the dioxins TEQ were found at levels exceeding TEE criteria. All other constituents were either undetected or below concern thresholds or background, indicating no significant contamination. Soil samples were collected from each of the borings at varying depths, with sample depth and frequency based on soil core observations. Initial screening of the samples for petroleum hydrocarbons did not detect any hydrocarbons, so no further analysis was needed. Chromium was detected in one sample at levels higher than natural background concentrations for Puget Sound and the MTCA TEE screening criteria (plants and soil biota). All other constituents were either undetected in subsurface soil or below concern thresholds or background, indicating no significant contamination.

Groundwater was encountered at two locations, as shallow as 9 feet bgs. Groundwater samples were collected for analysis from B-05 and B-07. Mercury exceeded MTCA Method B vapor intrusion screening levels in one sample. Arsenic, chromium, and lead concentrations in shallow reconnaissance groundwater samples exceeded both state/federal drinking water standards and MTCA cleanup levels.

Based on the results of MFA's 2024 Phase II ESA, the 2010 cleanup efforts were successful in addressing petroleum contamination in that area. Metals contamination remains a slight concern, especially for arsenic, chromium, and lead in groundwater and selenium and dioxins in surface soil. While some contamination exceeds regulatory thresholds, risks to human health are considered low under current conditions and the groundwater data may be bias high as it is reflective of unfiltered shallow reconnaissance conditions. However, if the Property were to be redeveloped, construction workers and occupational workers or residents may face potential risks from impacted shallow groundwater.

Since groundwater analysis focused only on shallow samples and did not assess the potential for drinking water contamination, further evaluation of groundwater quality is needed if the groundwater is intended for future drinking water use. Institutional controls, e.g., environmental covenant or deed restrictions, could also be put in place to ensure that impacted shallow groundwater is not used as a drinking water source without further testing. To mitigate potential risks to construction workers who may come into contact with impacted shallow groundwater, if dewatering activities are necessary for development, workers should be trained in the potential risks and safe handling of metals impacted water. A health and safety plan along with a contaminated media management plan (CMMP) that includes personal protective equipment, safety protocols, and standard operating procedures designed to minimize exposure to contaminated groundwater during site development is recommended.

2025 Actions:

McDonald Farm Property- ADESA, LLC

Phase I Environmental Site Assessments

*3080, 3082, 3084 State Route 208
Shelton, WA 98584*

ADESA has developed and performed this Phase I Environmental Site Assessment within the scope and limitations of ASTM Practice E 1527-21, and in conformance with the Federal AAI Rules. Any exceptions to, or deletions from, this practice are described in this report. The Phase I Site Assessment of the McDonald Farm Property located at 3080, 3082 and 3084 State Route 108 Shelton, Washington 98584 has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions.

Additionally, although not considered recognized environmental conditions, the following or no “non-ASTM” potential environmental liabilities (asbestos, lead paint, radon, business environmental risks (BER), de minimis conditions, etc.) were identified.

- ADESA observed potentially hazardous materials storage in and around several of the onsite structures. For the most part, the materials were properly stored and labelled with only indications of minor spills. The soil beneath the ASTs was inspected and exhibited no field indications of significant spills or leaks. Any potentially hazardous materials stored onsite that will not be used should be disposed of to prevent accidental releases.

Proposed 2026 Actions:

- Waste Characterization of the potentially hazardous materials storage on the McDonald Farm Property.
- Collaborative efforts with Simpson and Ecology for the Shelton Harbor restoration clean up.
- Collaborative efforts with the City of Tumwater for Phase I and Phase II Environmental Assessments of Capitol Blvd Corridor and the Brewery District.
- Collaborative efforts with the City of Olympia to conduct Environmental Assessments of the Reliable Steel site downtown Olympia.
- Collaborative efforts with the Port of Olympia on the Sediments Removal project.