

Squaxin Island Tribal Response Program

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

January 2021 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 Tribe's Natural Resources department.

BELOW IS AN OUTLINE OF THE TRIBE'S PUBLIC RECORD

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 area 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

sire 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.

FY20-21 Actions:

- Phase I Environmental Assessment on Squaxin's Clam Fresh/Dahman property.