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# Commencement Bay Nearshore/Tideflats Superfund Site

# Thea Foss/Wheeler-Osgood Waterway Problem Area Status Report

Prepared for:

U.S. Environmental Protection Agency
Office of Environmental Cleanup
Region 10
Seattle, Washington

March 1999

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April 1, 1999

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Re: Commencement Bay/Nearshore Tideflats
Thea Foss/Wheeler Osgood Waterway Task No. 709/SSID R9
DOJ Contract: 97-C-0026
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Ken:

I am pleased to transmit to you the Final Draft version of the *Problem Area Status Report for Thea Foss and Wheeler-Osgood Waterways.* Thank you for the support and assistance that you provided during the preparation of the *Report.*

This deliverable was requested through, and services provided at the direction of, the EPA Region 10 Interagency Agreement with the Department of Justice (DOJ).

Please let me know if you have any questions or comments regarding the enclosed *PRP Status Report.*

Sincerely,

Jeff VerHoef
Supervisory Paralegal, CACI, Inc.

Enclosure

c: Christine Psyk, EPA
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# ACRONYMS AND ABBREVIATIONS

| | |
|---|---|
| AO | agreed order |
| CB/NT | Commencement Bay Nearshore/Tideflats |
| CERCLA | Comprehensive Environmental Response, Compensation, and Liability Act |
| EPA | U.S. Environmental Protection Agency |
| GNL | general notice letter |
| LUST | leaking underground storage tank |
| MEK | methyl ethyl ketone |
| MTCA | Model Toxic Control Act |
| MVD | Marine View Drive |
| NP | new party |
| NPDES | National Pollutant Discharge Elimination System |
| PAH | polycyclic aromatic hydrocarbon |
| PCB | polychlorinated biphenyl |
| PCE | perchloroethylene |
| PCP | pentachlorophenol |
| PLP | potentially liable party |
| POTW | publicly owned treatment works |
| PRP | potentially responsible party |
| RA | remedial action |
| RCRA | Resource Conservation and Recovery Act |
| RFI | request for information |
| RI/FS | remedial investigation and feasibility study |
| RIR | response to information request |
| SNL | special notice letter |
| SQO | sediment quality objectives |
| TCE | trichloroethylene |
| TPCHD | Tacoma/Pierce County Health Department |
| UBAT | Urban Bay Action Team |
| Unk. | unknown |
| VOA | volatile organic analysis |
| WAC | Washington Administrative Code |
| WDOE | Washington Department of Ecology |
| HPAH | High Molecular Weight Polycyclic Aromatic Hydrocarbons |
| LPAH | Low Molecular Weight Polycyclic Aromatic Hydrocarbons |

# EXECUTIVE SUMMARY

The U.S. Environmental Protection Agency (EPA) has been conducting a potentially responsible party (PRP) search for the Commencement Bay Nearshore/Tideflats (CB/NT) Superfund site since 1988. Nine problem areas with sediment contamination have been identified within Operable Unit 01 of the CB/NT Superfund site. For purposes of conducting the PRP search, PRPs have been investigated and identified by problem area.

This *Thea Foss/Wheeler-Osgood Waterway Problem Area Status Report* summarizes the key information that is currently in EPA's CB/NT PRP database and files related to Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA) liability for PRPs associated with sediment contamination in the Head and Mouth of the Thea Foss and Wheeler-Osgood Waterway problem areas. A description of the sources of information for the database is contained in the introduction to the report. It should be emphasized that this report is a summary of information in the CB/NT database and files; because of the magnitude of information in the database and files but should not be relied on as comprising all information that exists for a particular party.

This status report contains three major sections. The introduction briefly summarizes the process used by EPA to evaluate parties that may be held liable for response costs associated with the Thea Foss and Wheeler-Osgood Waterways. Figure 1 shows the locations of facilities that currently exist along the Head and Mouth of the Thea Foss and Wheeler-Osgood Waterway problem areas. The number associated with each facility location corresponds to summary information about the facility or property contained in the individual narrative party write-ups. The introduction also includes a description of the PRP evaluation process used during the PRP search and the format that is used for presenting information about category D parties (i.e., those parties that received a general notice letter). Detailed party reports for each category D party, which include a comprehensive summary of the evidence EPA considered in naming each category D party, are presented in the second section of this report. The third section of the report includes two appendices, the first of which is a Party Characterization Report listing each party considered by EPA that is not currently listed as a category D party (A, B, and F parties[1]) and the rationale used by EPA in making its determination. The second appendix is Party Description Report for each party identified in the Party Characterization Report, and includes all of the information that has been input into the CBNTSSMD[2] database

[1]There are currently no category C parties.

[2]This acronym refers to the Commencement Bay Nearshore/Tideflats Superfund Site Management Database, which is the repository for information EPA has considered during the course of the PRP search.

Figure 1 shows the locations of the facilities that are located along the Head or Mouth of the Thea Foss Waterway and Wheeler-Osgood Waterway problem areas. The number associated with each facility location corresponds to the individual properties that are related to each party and are listed in the property table at the beginning of each party write-up.

Reviewers of this report should be aware that it is based on information received by EPA from a number of sources. In many instances, the information received from one source conflicted in some manner with related information received from another source. An example of such a conflict would be properties for which more than one party claims ownership during the same time period. Another example would be parties that were involved with the same property but referred to it differently, e.g., with the use of addresses or parcel numbers that differed. Although every effort was made to identify and resolve such conflicts, some conflicting information likely still remains within the report.

# THEA FOSS/WHEELER-OSGOOD WATERWAY PROBLEM AREA MAP

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

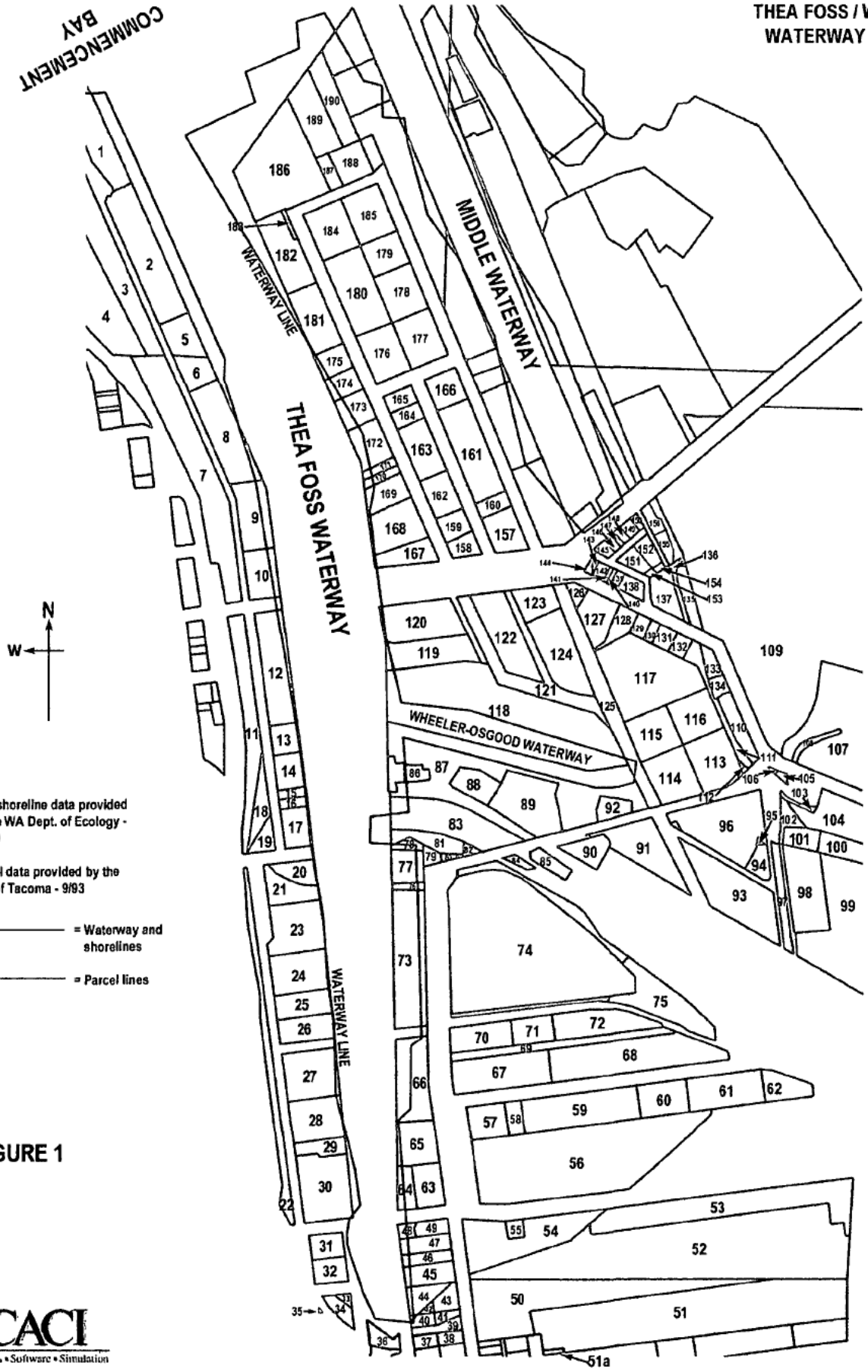


FIGURE 1

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# INTRODUCTION

This section summarizes the process used by EPA to evaluate parties and determine liability for response costs.

## BACKGROUND

Each of the parties included in this report was evaluated for liability for CERCLA response costs for the Thea Foss and Wheeler-Osgood Waterway problem areas.

CERCLA liability is provided in CERCLA § 107(a), 42 U.S.C. §9607(a). EPA's CB/NT PRP search strategy (EPA 1992) applies specific criteria based on CERCLA §107(a) liability for the purpose of naming PRPs associated with sediment contamination at the CB/NT site. In brief, the elements of liability for the CB/NT site are that:

- The party must be an owner, operator, generator, or transporter of a source of problem chemicals.
- There was a significant release of problem chemical(s) from the source.
- A pathway exists from the release of problem chemicals to contaminated sediments in the Thea Foss or Wheeler-Osgood Waterway.

Although CERCLA liability applies to releases of any hazardous substance, as defined in CERCLA §101(14), in order to reduce the level of effort involved in putting data into the database and preparing this report, only the problem chemicals that were identified in sediments in the Head and Mouth of the Thea Foss Waterway or the Wheeler-Osgood Waterway problem areas during the CB/NT RI/FS are considered. Tables 2 and 3 list the problem chemicals associated with the Head and Mouth of the Thea Foss or Wheeler-Osgood Waterway problem areas.

It should be noted that the CB/NT PRP search strategy and elements of liability as applied in the Thea Foss and Wheeler-Osgood Waterway PRP search are intended for internal agency deliberations and review for the CB/NT Superfund site only, and are not necessarily intended to be applied to PRP evaluation at other Superfund sites.

**TABLE 1**

**HEAD OF THE THEA FOSS WATERWAY PROBLEM CHEMICALS**

| Priority[a] | Chemical |
|---|---|
| 1 | Total organic carbon |
| | Zinc |
| | Lead |
| | Mercury |
| 2 | Oil and grease |
| | LPAH |
| | HPAH |
| | Cadmium |
| | Nickel |
| | 2-Methylphenol |
| | 4-Methylophenol[b] |
| | Bis(2-ethylhexyl)phthalate[c] (BEP) |
| | Butyl benzyl phthalate[c] |
| | Copper |
| 3 | 1-4 Dichlorobenzene |
| | N-nitrosodiphenylamine |
| | Analine[b] |
| | Benzyl alcohol |
| | Phenol[d] |

Note: The Head of the Thea Foss Problem Area is comprised of Segment 1 as described in Tetra Tech (1985).

[a] **Priority 1 problem chemical** -- Detected at concentrations exceeding apparent effects thresholds, and the spatial distribution of this chemical corresponds to gradients of observed toxicity or benthic effects.

**Priority 2 problem chemical** -- detected at concentrations exceeding apparent

effects thresholds at more than one station, but shows no particular spatial relationship with gradients of observed toxicity or benthic effects.

**Priority 3 problem chemical** -- Detected at concentrations exceeding apparent effects thresholds at only one station in a problem area or is the highest recorded concentration of that chemical in the Puget Sound database.

b The Record of Decision does not include a CBN/T cleanup objective for this constituent.

c Bis[2-ethylhexyl]phthalate and butyl benzyl phthalate are the only two phthalate esters identified as Priority 2 chemicals.

d Although phenol was not identified as a Proiority chemical in Tetra Tech (1985) (p. 6.34) and 3was identified as a Priority chemical in Tetra Tech (1986b) (p. 159), information presented in Tetra Tech (1985) (p. 4.11, 4.18) suggests that phenol should have been listed in Table 6.14 as a Priority 2 problem chemical. The SEDQUAL database retrieval confirmed this designation.

## TABLE 2

## MOUTH OF THE THEA FOSS WATERWAY PROBLEM CHEMICALS

| Priority[a] | Chemical |
|---|---|
| 1 | -- |
| 2 | LPAH |
| | HPAH |
| 3 | Dibenzothiophene[b] |
| | Phenol |
| | Biphenyl[b] |
| | Zinc |
| | Mercury[c] |
| | PCBs |

Note: The Mouth of Thea Foss Problem Area is comprised of Segment 3 as described in Tetra Tech (1985) (see Figure 12 of the Record of Decision).

[a] **Priority 1 problem chemical** -- Detected at concentrations exceeding apparent effects thresholds, and the spatial distribution of this chemical corresponds to gradients of observed toxicity or benthic effects.

**Priority 2 problem chemical** -- detected at concentrations exceeding apparent effects thresholds at more than one station, but shows no particular spatial relationship with gradients of observed toxicity or benthic effects.

**Priority 3 problem chemical** -- Detected at concentrations exceeding apparent effects thresholds at only one station in a problem area or is the highest recorded concentration of that chemical in the Puget Sound database.

[b] The Record of Decision does not include a CBN/T cleanup objective for this constituent.

[c] Mercury was not listed as a Priority chemical in Tetra Tech (1985) (Table 6.14, p. 6.34); however, supporting text in Tetra Tech (1986b) (p. 180) identified mercury as a Priority 3 chemical.

## TABLE 3

## WHEELER-OSGOOD WATERWAY PROBLEM CHEMICALS

| Priority | Chemical |
|---|---|
| 1 | -- |
| 2 | Total organic carbon |
| | LPAH |
| | HPAH |
| | Biphenyl[b] |
| | 4-Methylphenol[b] |
| | 1, 2 Dichlorobenzene |
| | N-nitrosodiphenylamine |
| | Zinc |
| | Copper |
| | Lead |
| | Cadmium |
| 3 | -- |

Note: The Wheeler-Osgood Waterway Problem Area is comprised of Segment 2 as described in Tetra Tech (1985) (see Figure 12 of the Record of Decision).

[a] **Priority 1 problem chemical** -- Detected at concentrations exceeding apparent effects thresholds, and the spatial distribution of this chemical corresponds to gradients of observed toxicity or benthic effects.

**Priority 2 problem chemical** -- detected at concentrations exceeding apparent effects thresholds at more than one station, but shows no particular spatial relationship with gradients of observed toxicity or benthic effects.

**Priority 3 problem chemical** -- Detected at concentrations exceeding apparent effects thresholds at only one station in a problem area or is the highest recorded concentration of that chemical in the Puget Sound database.

[b] The Record of Decision does not include a CBN/T cleanup objective for this constituent.

One of EPA's primary goals in conducting the CB/NT PRP search is to ensure that PRPs are identified based on the best evidence it has obtained, and that, to the extent possible, that evidence is accurate and reliable. Toward that end, EPA has prioritized the documents and information it has obtained to determine the extent to which it will rely on each of them. This prioritization scheme guides EPA's internal quality assurance and quality control review, but it is not intended to be used for other purposes than internal agency review.

In developing the CB/NT PRP database and party descriptions, PRC, and later CACI, prioritized the evidence contained in the database and used the highest priority evidence when possible. The evidence prioritization criteria used by PRC and CACI follows standard legal rules of evidence and is as follows:

1. Legal and enforcement documents (e.g., consent orders, National Pollutant Discharge Elimination System (NPDES) permits, deeds, court testimony, or affidavits or other sworn statements)

2. Documents from agencies (e.g., EPA or Ecology UBAT inspection reports, EPA letters, or agency sampling results)

3. Documents supplied by PRPs or their attorneys (e.g., responses to 104(e) requests for information, Material Safety Data Sheets (MSDSs), or business records)

4. Standard reference documents (e.g., chemistry or engineering text)

5. Written or oral statements of third parties (which were evaluated for hearsay or other indications of unreliability)

6. Undocumented sources (e.g., newspaper articles)

## *PRP EVALUATION PROCESS*

PRP search activities for the CB/NT Superfund site began with a review of EPA, Washington Department of Ecology (Ecology), and Tacoma/Pierce County Health Department (TPCHD) files to identify and evaluate properties and facilities located within the CB/NT drainage basin. For the Yhea Foss and Wheeler-Osgood Waterways, general notice letters (GNL) and requests for information (RFI) were sent to current owners and operators of properties and facilities that were determined to be potentially contributing to Thea Foss or Wheeler-Osgood Waterway sediment contamination. GNLs and RFIs were also sent to the owners of intertidal parcels within the Thea Foss or Wheeler-Osgood Waterways that contained contaminated marine sediments. Twenty-six GNLs and RFIs were sent in April 1989, and 96 RFIs and follow-up RFIs, and 26 GNLs were sent in January of 1997. Owners and operators who have received GNLs are referred to as

PRPs. In July of 1997, an additional 30 parties received GNLs.

All of the original PRPs and new parties (NPs) have been evaluated to determine whether they are potentially responsible for sediment contamination and response costs in the Thea Foss/Wheeler-Osgood. NPs are parties that received GNLs in 1997. The method used to evaluate PRPs and NPs for this purpose as well as the categories to which PRPs and NPs are assigned as they move through the evaluation process are shown in Figure 2. For existing PRPs, agency information obtained in the 1988 file reviews, more recent information provided by the agencies, and responses to RFIs (both the specific PRP's response and information provided in other PRP responses) were evaluated. Based on this evaluation, PRPs were either:

- Screened out of the PRP search.
- Notified that further information is needed for evaluation purposes.

For NPs, an evaluation of agency information and information provided by the original PRPs is being used as the basis for determining appropriate follow-up actions. The agency information being used in this evaluation was obtained during a 1995–1996 review of EPA, Ecology, TPCHD, and City of Tacoma Sewer Utility Division files. In addition, the agencies continue to provide information (e.g., Ecology's Urban Bay Action Team (UBAT) inspection reports)) as it becomes available. Based on this evaluation, an NP may be:

- Screened out of the PRP search.
- Sent a GNL or an RFI or both (RFIs were sent alone in cases in which more information was needed to determine the appropriateness of issuing a GNL). NPs for whom no agency information existed were screened out of the PRP search. If it was determined to be appropriate to send a GNL and an RFI to the NP, the NP was thereafter referred to as a PRP and underwent the PRP evaluation process after the PRP screening step, as shown in Figure 2. Following the completion of second round of RFIs and follow-up RFIs in 1996, EPA evaluated the liability status of each PRP and NP. Based on its evaluation, each party was either:

- Notified that EPA has not altered its position with regard to the party's status as a PRP and that the party may be liable for response costs incurred at the site.
- Issued a letter stating that EPA will continue to collect information and evaluate the party's status.
- Issued a conditional release of liability.
- Screened out.

A list of all parties screened out of the PRP search is provided in the appendix.

## PRP AND NP CATEGORIES

Depending on a PRP's and an NP's status in the evaluation process, EPA assigned each one to one of the status categories identified in Figure 2. The six status categories are differentiated in the data base as A, B, C, D, E, and F. A party that is associated with more than one property or facility may be assigned a different status category for each property or facility. This may occur, for example, when a party is associated with a property or facility that is not contributing to sediment contamination in the Thea Foss or Wheeler-Osgood Waterways (category A or B) as well as with a property or facility for which more information is needed (category C or D). This section describes the PRP and NP status categories and describes the criteria that have been or may in the future be used as the basis for assigning PRPs and NPs to particular categories.

## Category A

Category A contains PRPs that have been screened out of the PRP search. The appendix to this report lists Thea Foss and Wheeler-Osgood Waterway category A PRPs. In general, Thea Foss and Wheeler-Osgood Waterway PRPs were originally assigned to category A if (1) they were sent a GNL and RFI for a property, but were later found not to be associated with that property; (2) it was determined, based on a review of the business type, that no problem chemicals are or were used (e.g., the property was used as a parking lot); or (3) the property with which they are associated does not drain to the Thea Foss or Wheeler-Osgood Waterways. Following a review of agency information and RFI responses, three additional criteria were used to assign a PRP to category A. These secondary criteria are: (1) there has been no release of a problem chemical; (2) there has been a release, but based on best professional judgment, the release is determined to be insignificant; or (3) there is a lack of available information. PRPs that are assigned to category A will not be investigated further unless warranted by a review of additional information gained through other PRP search activities.

## Category B

Category B contains NPs that have been screened out of the PRP search. The appendix to this report lists Thea Foss and Wheeler-Osgood Waterway category B NPs. In general, Thea Foss and Wheeler-Osgood Waterway NPs were originally assigned to category B if (1) the agencies have no information; (2) it was determined, based on a review of business type, that no problem chemicals are or were used; or (3) no activity occurred on the property during ownership. Following a review of agency information and RFI responses, additional criteria were used to assign NPs to category B if: (1) the property with which the NP is associated does not drain to the Thea Foss or Wheeler-Osgood Waterways; (2) there has been no release of a problem chemical; (3) there has been a release but based on best professional judgment, the release is determined to be insignificant; (4) there is no pathway from the property to the Thea Foss or Wheeler-Osgood Waterways; or (5) the NP is defunct or no longer operating. NPs that are assigned to category B will not be investigated further unless warranted by a review of additional information gained through other PRP search activities.

## Category C

Category C contains NPs that require further evaluation to determine whether they are potentially liable for sediment contamination within the Thea Foss or Wheeler-Osgood Waterways and whether they should be sent a GNL or an RFI or both. Currently, NPs in category C include facility owners and operators for which at least one of the four agencies have information. All of the agency information obtained on facility owners or operators has been reviewed and is included in the second and third major sections of this report.

The criteria that EPA has used to evaluate these parties include documented use of a problem chemical, release of a problem chemical, and presence of a pathway from the property to the Thea Foss or Wheeler-Osgood Waterways. The volume and quality of evidence is also considered during this evaluation process. After this information is evaluated by EPA, facility owners and operators in category C are either screened out and placed in category B, sent an RFI and remain in category C pending review of the RFI responses, or sent a GNL and RFI and be placed in category D. As of the date of this report, there are no parties in category C.

### *Category D*

Category D contains PRPs that were sent a GNL and RFI and have been identified as potentially responsible for response costs associated with the Thea Foss and Wheeler Osgood Waterways.

### *Category E*

Category E contains PRPs that will receive an SNL in the future.

### *Category F*

Category F contains parties identified during the original (1988) review of agency files that EPA screened out of the PRP search in 1989, and parties identified in 1997 that were subsequently screened out. The appendices to this report list category F parties that were screened out in 1997 and 1998. Criteria that were used to screen out these parties included (1) business type, (2) lack of adequate information, and (3) no drainage into the Thea Foss or Wheeler-Osgood Waterways. Parties (including predecessors) that are no longer in existence are also included in category F. Parties in category F will not be investigated further unless warranted by a review of additional information gained through the PRP search.

# CATEGORY D PARTIES

## INTRODUCTION

This section contains individual descriptions of the CERCLA liability status of each category D party that is currently associated with sediment contamination in the Thea Foss/Wheeler-Osgood Waterways (that is, those parties which have received a GNL). The descriptions summarize the key information that is currently documented in EPA's CB/NT PRP database for each PRP.

## FORMAT OF PARTY DESCRIPTIONS

The format of the individual party descriptions is described below. In general, the format of the descriptions reflects many of the organization categories in the CB/NT PRP database.

### Party Code

Each category D party description contains a party code in the upper left-hand corner. Every party in the database has been assigned a unique four-digit party code. In general, the party code includes the first three letters of the party's first name and the first letter of the second word in the party name (e.g., ADVR = Advance Ross Company). This convention was not possible when two or more parties had similar names that would require use of the same code. In this situation, the next letter in the alphabet might be selected for the final letter in a party code. For example, if ADVR had been used as the code for another party, ADVS might have been used for Advance Ross Company. The category D party descriptions are organized alphabetically by party code. In a few cases, this means that the party name is not in alphabetical order.

### Party Name

In each category D party description, the full party name is provided next to the party code. The party name may be the name of a company (e.g., Advance Ross Company) or the name of an individual (e.g., Bamford, Calvin), depending on the party (entity) that is potentially liable.

## Party Address

Each category D party description lists the mailing address for the party. For most parties that currently operate a facility, the party mailing address is the same as the facility address. For former facility operators, the party address (when known) is commonly different from the address of the facility they once operated. Similarly, when a party owns a piece of property and is not directly associated with the facility operating on that property, the party address will differ from the address of the facility on the property. When a corporation owns a piece of property, the mailing address is typically for the corporate headquarters. When a telephone number is known, it is included under the address.

## Contact Persons

This section provides the name, address, and telephone number (if all are known) of at least one contact person for the category D party. For facilities, the contact person is typically the person who owns or operates the facility. For property owners, the contact person is commonly the property owner. In many cases, the party address provided is the same as the address for the contact person. In some cases, there are two or more contacts provided: for example, someone at the facility and the party's attorney, whom the party has specifically designated as its contact person. When a contact person is included, he or she is generally the person to which all correspondence should be directed.

## PRP Status

All parties are identified in this section as category D. (Since SNLs have not been issued, there are no Category E parties.)

## Parcels Owned or Leased

This section provides a table that lists all the Thea Foss and Wheeler-Osgood Waterway parcels with which each category D party is currently known to be associated. This section identifies: (1) the address of the location, (2) the parcel number or numbers associated with that address, (3) the name of the party, (4) whether the party owned, operated, or generated waste used at a facility on the parcel, and (5) the dates that the party and others involved owned or operated a facility on the parcel. In some cases, names and dates of other parties who are associated with the facility are included in the table. These parties are included only when necessary to clarify the primary party's activities at the facility. For example, if the primary party was a tenant at the property, the name of the contemporaneous property owner is included.

In many cases, a facility includes more than one parcel, but all of the parcels for the facility have the same address and are listed with that address. When parcel information is unknown, the abbreviation "Unk." is used. It should be noted that CACI did not perform

title searches to verify ownership but instead relied on the information in the agency PRP files and CBN/T database. Numbers corresponding to locations on Figure 1 are provided in parentheses.

## Summary of Evidence

This section summarizes evidence contained in the database, party file, and/or agency files related to each category D party. The evidence is summarized by address. First, each location is defined by the activities associated with the address. Short descriptions of the sources, releases of problem chemicals, and pathways are included with citations as appropriate. Administrative actions are summarized.

Information is referenced by a parenthetical document code, when available. For example, "activities at the site that had a potential for releasing problem chemicals to the waterway included hull washing, hull sandblasting, and painting (CACI MICOOM3IR092993). The method used to assign document codes is explained in the subsequent discussion of document descriptions.

## Outstanding Issues

**This section contains enforcement confidential information or attorney work product.**

## Corporate History

The Corporate History section presents relevant information on the corporate or other legal organization status. Issues such as bankruptcy are also discussed here.

## Administrative Actions

Administrative actions related to a particular category D party facility (e.g., an administrative order requiring cleanup of a particular location) are identified in this section. Examples of administrative actions include issuance of an NPDES permit, an Ecology or EPA administrative order, or issuance of a GNL or SNL.

## Description of Documents Related to the PRP

All documents that were used as sources for the category E and D party information incorporated into this report are listed in this final section. The following document code,

(CACI HFADVR1LTR072597), is listed in the Advance Ross Company document index. The code starts with PTI, PRC, or CACI, indicating that the code was assigned by PTI Environmental Services, PRC Environmental Management, Inc., or CACI, Inc. Following the PTI, PRC, or CACI code are two to three letters that provide information on the location of the party or facility to which the document applies. In most cases, a document pertains to one party at a particular facility location. All documents related to parties at the Thea Foss or Wheeler-Osgood Waterway Problem Areas include one of the following three designations after the code designating the assigner of the document code: "HF" (Head of the Thea Foss Waterway); "MF" (Mouth of the Thea Foss Waterway); or "WO" (Wheeler-Osgood Waterway).

The next four letters of the document code identify the party to which the document pertains. These four letters are the party code letters (e.g., ADVR). The number that follows the party code letters identifies the party that authored or provided the document. For example, "1" indicates that the document was authored by or received from EPA; "3" refers to Ecology and "7" indicates that the document was authored or provided by the PRP. Other numbers used indicate various document providers such as "5" (City of Tacoma) or "6" (Tacoma-Pierce County Health Department). The next two to three letters identify the type of the document. For example, "SNL" stands for special notice letter, "RIR" stands for response to information request, and "IR" stands for inspection report. Finally, the date of the document is provided as the last six numbers in the code (e.g., 100206 signifies October 2, 1996).

The document code is followed by the date of the document, the author of the document, a description of the document, a notation as to the document type, and the enforcement quality of the document. Enforcement quality designations are used by EPA as an internal way of ranking information that may be used to determine the liability of a party. Enforcement quality designations most commonly used in this report include (1) legal documents, (2) documents from agencies, and (3) documents supplied by PRPs.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

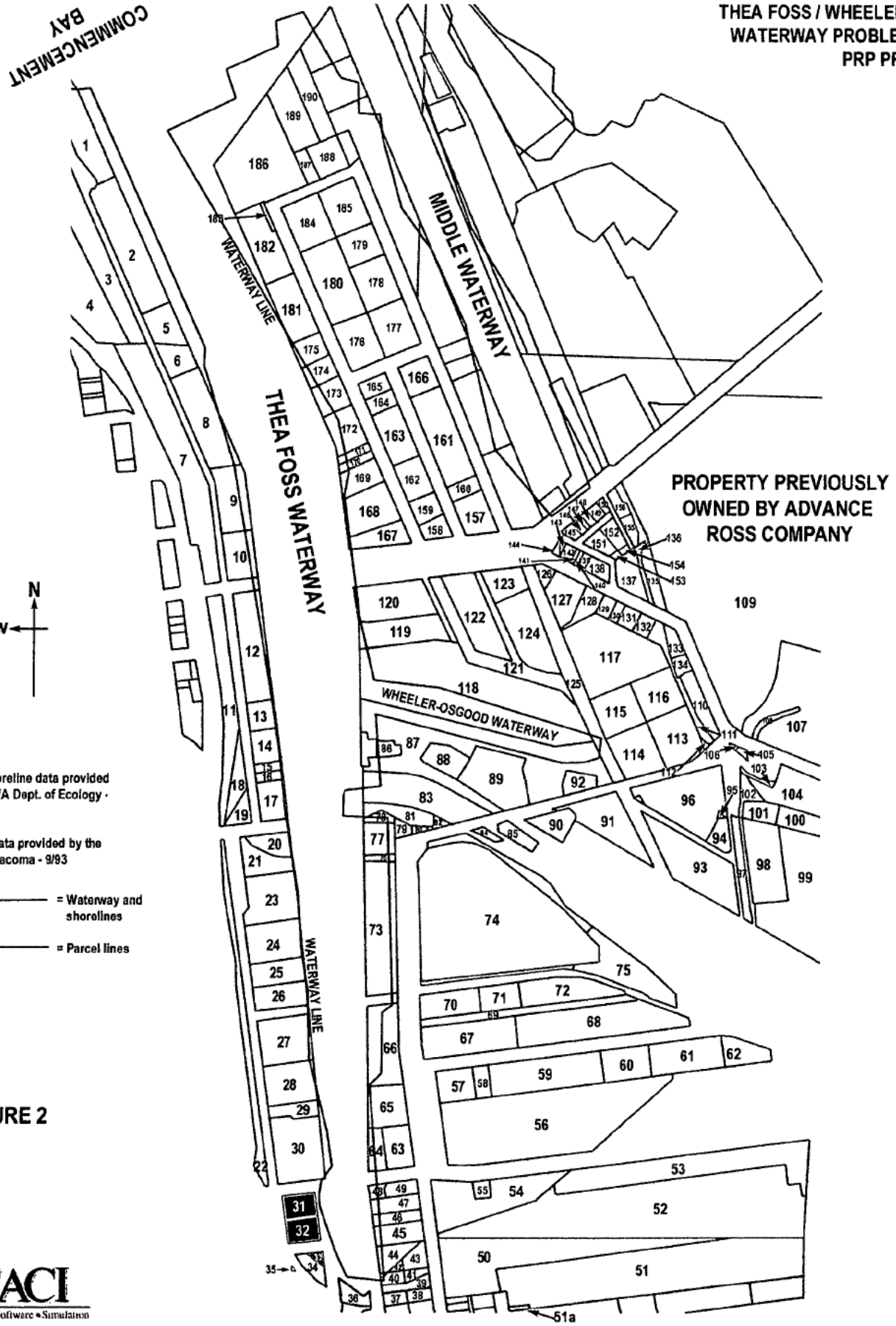


FIGURE 2

CACI
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## ADVR Advance Ross Company , continued

**Party address:**

233 S. Wacker Drive, Suite 9700
Chicago, IL 60606-6502

**Contact persons:**

Leonard Miller
Zindler, Berlin, Sheriff, and Friedman
3000 K Street NW
Washington, D.C. 20007
(202) 424-7524

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **2101, 2119 Dock Street** (33) | | | |
| 8950001810 | City of Tacoma, General | O | 1982-Present |
| | Ferrous Financial Services | O | 1982-Unk. |
| | Earl F. And Joanne R. Hagen | O | 1975-1982 |
| | Dillingham Corp.[3] | O | 1969-1975 |
| | Foss Launch and Tug Co. | O | 1956-1969 |
| | WA Natural Gas (as successor to WA Gas and Electric Co. ) | O/T | 1928-1956 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O/T | 1918-1928 |

[3]Neither Dillingham Corp. nor Foss Maritime have provided information substantiating Advance Ross' assertion that Foss Launch and Tug, and then Dillingham Corp., owned the subject property between 1956 and 1975.

## ADVR Advance Ross Company , continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Advance Ross (as successor to H.M. Byllesby, successor to Tacoma Gas Light Co.) | O/T | 1906-1918 |
| | Tacoma Gas and Electric Co. | O/T | 1895-1906 |
| | Tacoma Light and Water Co. | O/T | 1885-1895 |
| | American Tar Co. | T | 1956-1967 |
| | Rayonier Co. | T | 1938-1940 |
| | Rainier Pulp and Paper Co. | T | 1937-1937 |
| | Signal Oil and Gas Co. | T | 1933-1936 |
| | Lawrence Warehouse Co. | T | 1932-1932 |
| | Liberty Petroleum Co. | T | 1932-1932 |
| | H. Earl Thompson and Elmer Wright | T | 1931-1931 |
| **2101 Dock Street** (32) | | | |
| 8950001832 | Waterway Properties, Inc. | O | 1992 - Present |
| | Glacier Park (a.k.a. Burlington Resources) | O | Unk. - 1991 |
| | Menasha Corp. | O/T | 1952 - 1969 |
| | Gamble Manufacturing Co. | O/T | 1929 - 1952 |
| | WA Natural Gas (as successor to WA Gas and Electric Co. ) | O/T | 1928-1956 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O/T | 1918-1928 |
| | Advance Ross (as successor to H.M. Byllesby, successor to Tacoma Gas Light Co.) | O/T | 1906-1918 |
| | Tacoma Gas and Electric Co. | O/T | 1895-1906 |
| | Tacoma Light and Water Co. | O/T | 1885-1895 |

**ADVR Advance Ross Company , continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **2119 Dock Street** (31) | | | |
| 8950001822 | City of Tacoma | O | 1991 - Present |
| | Menasha Corp. | O/T | 1952 - 1969 |
| | Gamble Manufacturing Co. | O/T | 1929 - 1952 |
| | WA Natural Gas (as successor to WA Gas and Electric Co. ) | O/T | 1928-1956 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O/T | 1918-1928 |
| | Advance Ross (as successor to H.M. Byllesby, successor to Tacoma Gas Light Co.) | O/T | 1906-1918 |
| | Tacoma Gas and Electric Co. | O/T | 1895-1906 |
| | Tacoma Light and Water Co. | O/T | 1885-1895 |

[See narratives for WA Natural Gas, PacifiCorp, Menasha Corp., and WA Dept. of Transportation.]

**Summary of Evidence:**

- As successor to H.M. Byllesby and Co., party is a former owner and operator of a coal gasification plant.
- The presence of several components of coal tar, including PAHs, benzene, ethyl benzene, toluene, and xylene in soils and groundwater beneath the site have been documented by Ecology.
- Coal tar and free product have been observed entering the Head of the Thea Foss Waterway from shallow sediments along the shoreline.

Advance Ross Corporation, as a corporate successor to H.M. Byllesby and Company (HMBC), is a former owner/operator of the Tacoma Coal Gasification Site, bounded by South 21st and South 24th Streets to the north and south, and A Street to the west and the Thea Foss Waterway to the east. HMBC had essential control of the operations at the Tacoma Coal Gasification Site from 1909 until 1927 through the management of various subsidiaries. During this period, the plant manufactured gas from coal, producing coal tar wastes as a byproduct that have been found under the site at depth and in the Head of the Thea Foss Waterway (CACI HFADVR3LTR122192).

## ADVR Advance Ross Company , continued

The WA Dept. of Ecology (Ecology) found in March of 1993 that Advance Ross is a Potentially Liable Person (PLP) for the release of hazardous substances at the Coal Gasification Site (PRC HFADVR3PLP030493, CACI HFTACO3AGO102893).

**Outstanding Issues:**

Each party that was affiliated with the former Coal Gasification Site has responded somewhat differently as to the time frame of their presence at the site and the identification of the parcels with which each was associated. Advance Ross provided no information as to parcel numbers or addresses for the properties with which it was affiliated, so the information contained in the above chart denoting properties associated with Advance Ross is based on information provided by other coal gasification site parties including PacifiCorp, WA Natural Gas, and the WA Dept. of Transportation.

Advance Ross denies having been affiliated with the Coal Gasification Site, but confirms that its alleged predecessor operated between approximately 1909 and 1924 in the area bordered by South 21st Ave. to the north, Puyallup Ave. to the south, A Street to the west, and Thea Foss Waterway to the east (CACI HFPPAC7RIR041197, CACI HFWANG7RIR031197, CACI HFWASD7RIR042297).

**Corporate History:**

The Tacoma City Council granted a charter for gas production to Tacoma Light and Water Co., which was incorporated in 1884. Tacoma Light and Water Co. sold the facility to Tacoma Gas and Electric Light Co. in 1895, who sold the operation to H.M. Byllesby and Co. (HMBC) subsidiary Tacoma Gas Light Co. in 1906. Tacoma Gas Co., also a subsidiary of H.M. Byllesby and Co., bought the facility from Tacoma Gas Light Co. in 1910 and operated it until 1918. As of at least 1912, Tacoma Gas Company stock and voting control was held jointly by HMBC and its subsidiary, Standard Gas and Electric Company. In 1914, HMBC sold stock and options to Standard Gas and Electric Company, and in 1914, HMBC became a financial company. In 1964, HMBC changed its name to Advance Ross Corp. (CACI HFWASD3MEMO012793).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, Advance Ross Corp. - GNL/RFI (CACI HFADVR1GNL/RFI013197) |
| 10/28/93 | Agreed Order No. DE 93TC-S166, In the Matter of Remedial Action by City of Tacoma, WA State Dept. of Transportation, WA Natural Gas, PacifiCorp, Advance Ross Corp., and Waterway Properties, Inc. - AGO |

## ADVR Advance Ross Company , continued

(CACI HFTACO3AGO102893)

**Descriptions of Documents Related to Advance Ross Corp.:**

CACI HFADVR1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Advance Ross Corp.'s status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD7RIR042297: 04/22/97. Kenneth M. Stone, Olympic Region Environmental Manager, WA Dept of Transportation. Response of the WA Dept of Transportation to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFADVR7RIR041897: 04/18/97. Randy M. Joseph, President, VP, Treasurer and Assistant Secretary, Advance Ross Sub Company. Response of Advance Ross to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPAC7RIR041197: 04/11/97. Louis A. Ferreira, Stoel Rives LLP. Response of Pacificorp to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG7RIR031197: 03/11/97. Stephen Secrist, Staff Counsel, WA Natural Gas. Response of WA Natural Gas to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HMADVR1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Advance Ross' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWATW7RIR022897: 02/28/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Response of Waterway Properties, Inc. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFADVR7LTR022897: 02/28/97. Nancy J. Rich, Esq., Katten, Muchin and Zavis. Request for a 45-day extension of time in which to respond to EPA's 104(e) request regarding Advance Ross' activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFADVR1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Advance Ross Corp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

**ADVR Advance Ross Company , continued**

CACI HFADVR1EMAIL112696: 11/26/96. Ken Marcy, EPA Region 10. Questions concerning Advance Ross, Woodward and White, Johnny's Seafood Restaurant, and Tacoma Fixture. Includes responses to the questions from Joyce Mercuri of Ecology. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5SCR112995: 11/29/95. Karen Crockett, Senior Laboratory Analyst, Tacoma Public Works Utility Services Laboratory. Coal Tar Fingerprint Analysis for Foss Round 2 Core Samples. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3AGO102893: 10/28/93. Ecology. Agreed Order No. DE 93TC-S166 between the City of Tacoma, WA DOT, WA Natural Gas, Pacificorp, Advance Ross Corp and Waterway Properties, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

PRC HFADVR3PLP030493: 03/04/93. WDOE. Letter designating Advance Ross Company as PLP for releases at the Tacoma Coal Gasification site. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3PLP022593: 02/25/93. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3MR020893: 02/08/93. M. Coleman, Ecology. Summary of meeting with PLPs for Tacoma Coal Gasification Site. Document type: Meeting Record (Minutes). Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO012793: 01/27/93. Ecology. Tentative Agenda for Tacoma Coal Gasification Site investigation and remediation of contamination affecting upland soils and groundwater and Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWANG3ORG010193: 01/01/93. Marv Coleman, Ecology. Organizational chart titled Coal Gasification Site Owner/Operator History. Document type: Organizational Chart. Enforcement quality: Documents from agencies/agents.

CACI HFADVR3PLP122192: 12/21/92. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD1LTR093092: 09/30/92. Lori Cohen, Superfund Site Manager, EPA

**ADVR Advance Ross Company , continued**

Region 10. Response to Ecology's Technical Memorandum for the Tacoma Spur Coal Gasification Facility - Head of the Thea Foss Waterway, CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD8PSA050589: 05/05/89. Hart Crowser and Associates. Preliminary Examination of Potential Sources of Contamination to the Head of Thea Foss Waterway - Former Coal Gasification Facility, SR 705 Spur Site, and Upland Storm Runoff. Document type: Contractor report. Enforcement quality: Undocumented data from any source.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

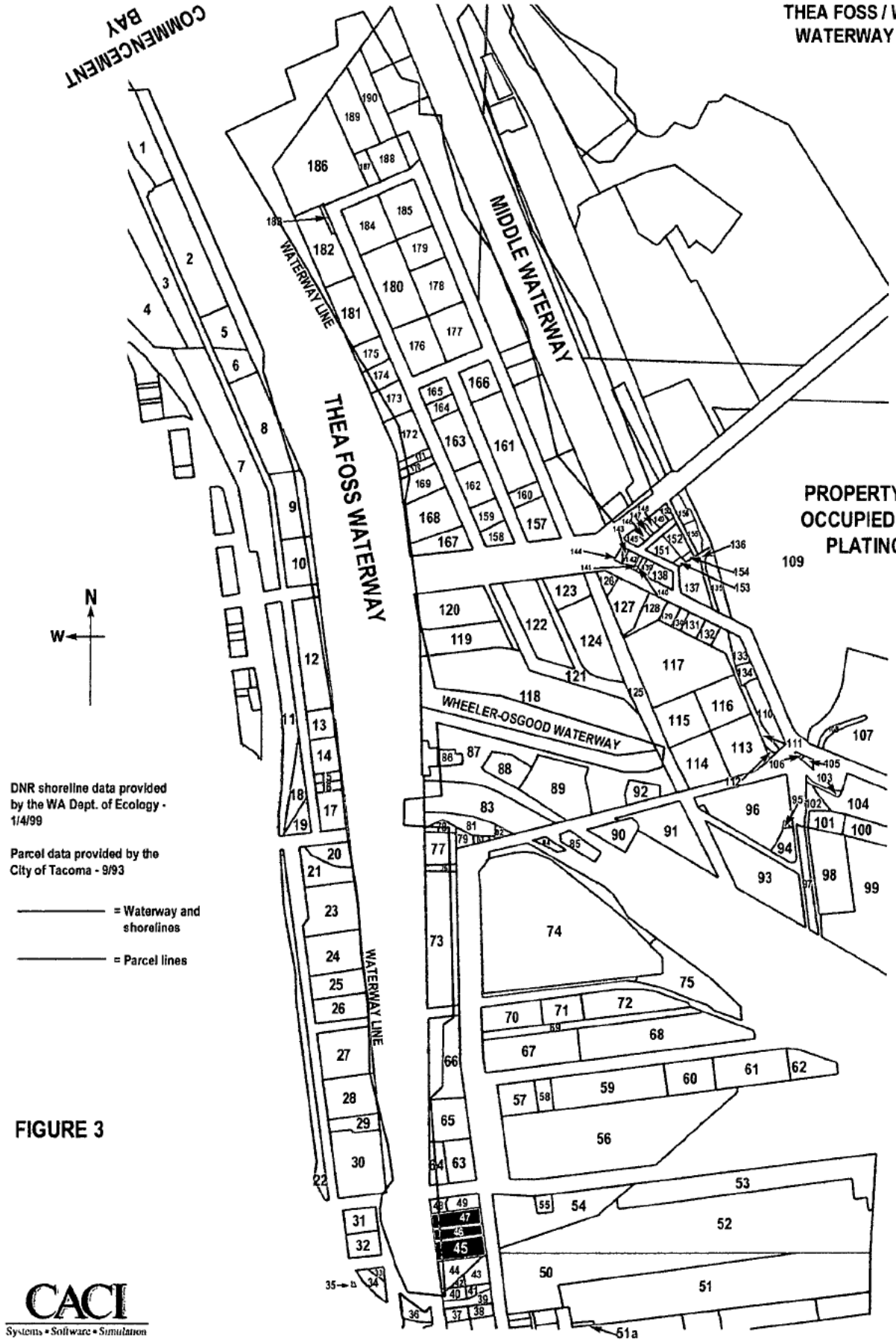


FIGURE 3

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## AMEP American Plating Co., Inc., continued

**Party address:**

2130 East D Street
Tacoma, WA

**Contact persons:**

Lewis R. Jones, Sr.
(b) (6)
(b) (6)
(b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **2130 Dock Street** (47, 46, 45) | | | |
| 8950001760<br>8950001770<br>8950001780 | J.L.J. Company, Inc. (property only) | O | 1995 - Present |
| | Lewis R. Jones, Sr. (property only) | O | 1967 - 1995 |
| | Standard Plywood Sales Company (47, 46, 45) | O | Unk. - 1967 |
| | American Plating Co., Inc. | T | 1976 - 1986 |
| | Puget Sound Plating | T | 1955 - 1976 |
| | Seymour Electro Plating | T | 1955 - 1970 |

**Summary of Evidence:**

- Party leased property at this location for 10 years beginning in 1976, after which party declared bankruptcy.
- Numerous unreported discharges to the ground and Thea Foss Waterway of plating wastes containing zinc, nickel, copper, and cadmium have occurred at the party's site.

**AMEP American Plating Co., Inc., continued**

- Wastewater from party's site was discharged directly to the Thea Foss Waterway prior to 1978.

- Party was found by the Tacoma Sewer Utility to be in violation of its NPDES permit for intentional effluent discharges (as an operator) to City Waterway between 1976 and 1986.

[See narrative for Lewis R. Jones.]

Michael Rivisto operated at least two metal plating businesses at this location: Puget Sound Plating was in operation from 1956 until 1976, and American Plating Co., Inc. was in operation at the site from 1976 to 1986. References in the American Plating file suggest that Rivisto also operated Seymour Electroplating at this location. American Plating conducted zinc, copper, chromium, and cadmium plating operations. American Plating's operations at this location utilized chromic acid, nitric acid, hydrofluoric acid, sulfuric acid, sodium dichromate, sodium hydroxide, nickel chloride, nickel sulfate, zinc cyanide, cadmium cyanide, sodium cyanide, trichloroethane, and acetone, among others (CACI HFAMEP1AGO093087).

Documented but unreported discharges, leaks, and spills occurred at this location on at least five occasions. On August 26, 1980, Ecology Inspectors identified barrels containing hazardous waste that was leaking onto the ground (CACI HFAMEP3IR082680). On March 11, April 1, and June 23, 1981, Ecology inspected the American Plating site and found ongoing unreported leaks, discharges, and spills (CACI HFAMEP3IR031181, CACI HFAMEP3IR040181, CACI HFAMEP3IR062381). On October 16, 1981, Ecology Inspectors observed an unauthorized overland discharge of wastewater effluent to the waterway. They also observed an unreported spill to the ground of 15 gallons of 1,1,1-Trichloroethane sludge from the vapor degreasing tank (CACI HFAMEP3IR101681). Three days later, Ecology discovered another spill of at least 2,000 gallons of green, untreated zinc chloride wash water and untreated sump water (CACI HFAMEP3IR101981). On October 20, 1981, another spill of approximately 300 gallons of untreated plating wastes containing high levels of zinc, nickel, and chromium occurred at this facility (CACI HFAMEP3EC102081).

Ecology conducted a Dangerous Waste Compliance Inspection of the American Plating facility on March 13, 1984, May 22, 1985, and June 5, 1985, and found the facility in violation of numerous dangerous waste requirements including waste designation, labeling of drums, lack of training, and inadequate contingency plan. On March 13, 1986, a site assessment was performed at American Plating by EPA's technical assistance team, who identified the site as a serious environmental threat. On November 20, 1986, Ecology entered into a consent order with property owner Lewis Jones, Sr. for an Emergency Site Stabilization which included transport and disposal of all hazardous chemical solutions and sludge off-site to a permitted waste disposal facility. The site stabilization was completed in June of 1987. On August 28, 1987, EPA inspected the American Plating facility and identified numerous violations of 40 CFR Part 265 and WAC 173-303-400, -380, -320, and -310. On September 23, 1987, Ecology signed a consent order with property owner Lewis Jones, Sr. which required Jones to complete a remedial investigation at the facility to identify areas and levels of contamination prior to site closure. Jones agreed to pay a $13,500 civil penalty, of which $8,500 was deferred until completion of the groundwater

monitoring and closure plans (CACI HFAMEP1AGO093087).

The Ecology Milestone 1 Status Report lists American Plating Co., Inc. as a probable source of problem chemicals to the Thea Foss Waterway.

Additional information about the activities of American Plating may be received from Lewis R. Jones.

**Outstanding Issues:**

Michael Rivisto was a lessee of property owner Lewis R. Jones from approximately 1955 until 1986. Rivisto is believed to have operated Puget Sound Plating from 1955 until 1976, and American Plating from 1976 until 1986. Based on a review of available information, there appears to be no relationship between Jones and Rivisto beyond that of lessee/lessor. Jones indicated in his 1997 104(e) Response that Rivisto is deceased.

A 1999 review of property records for King County, WA revealed that Rivisto sold or transferred title of a property in King County to his wife Elsie Rivisto on Seotember 8, 1994. The Rivistos also purchased a condominium at 11300 1st Ave NE, Seattle, WA 98125 on October 13, 1994 (CACI HFAMEP8LEXIS101394). A review of Social Security death records in 1999 confirmed that Rivisto died on February 10, 1997, and that WA was his last state of residence (CACI HFAMEP8LEXIS021097).

**Corporate History:**

Michael Rivisto owned Puget Sound Plating and American Plating Co., Inc. On April 7, 1986, American Plating filed for Chapter 7 bankruptcy. Subsequent to this filing, the bankruptcy trustee filed a finding of "no corporate assets."

**Administrative Actions:**

| Date | Document |
|---|---|
| 9/30/87 | Agreed Order, American Plating Co., Inc. - AGO (PTI HFAMEP1AGO093087) |
| 9/28/87 | Consent Order, American Plating Co., Inc. - CO (CACI HFAMEP3CO092387)> |
| 11/06/87 | Consent Agreement and Final Order, American Plating Co., Inc. - CO (PRC HFAMEP1CO110687)> |
| 3/13/86 | Amended Complaint for Declaratory and Injunctive Relief and for Collection of Civil Penalties, American Plating Co., Inc. - COM |

**AMEP American Plating Co., Inc., continued**

(PRC HFAMEP3COM031386)>

1/23/86 Complaint for Declaratory and Injunctive Relief and for Collection of Civil Penalties, American Plating Co., Inc. - COM (CACI HFAMEP8COM012386)

**Descriptions of Documents Related to American Plating Co., Inc.:**

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFLEWR7RIR031397: 03/13/97. Peter H. Haller, Esq., Ater, Wynne, Hewitt, Dodson & Skerritt, LLP. Response of Lewis R. Jones to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFAMEP8LEXIS021097: 02/10/97. Social Security Administration. SSA Death Master File record for Michael Rivisto, who died on 2/10/97 in the State of WA. Document type: Lexis printouts. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP7LTR020397: 02/03/97. Lewis R. Jones, Jr. Advises Ken Marcy of EPA that American Plating, for whom Jones & Roberts Co. received a 104(e) request, is no longer in business. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFAMEP1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to American Plating. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMILE3SCR071995: 07/19/95. Dave Smith, Ecology. Source Control Status Report for Head of Thea Foss Waterway, Milestone 2. Lists 5 major sources of contaminants to the waterway: J.M. Martinac, Tacoma Coal Gas Site, and Outfalls 237a, 237b, and 230. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1EMAIL021695: 02/16/95. Karen Keeley, EPA. Transmits to Peter Contreras a 2/24/95 letter summarizing info re American Plating (Lewis Jones) site. Relevant reports are included. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP8TR010595: 01/05/95. PRC Environmental Management, Inc. Final Report for RCRA Comprehensive Groundwater Monitoring Evaluation of American Plating Co, Inc (Lewis R. Jones), Tacoma, WA. Includes transmittal correspondence. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

**AMEP American Plating Co., Inc., continued**

CACI HFAMEP1MEMO010595: 01/05/95. T. Post, EPA, Region 10. E-mail message to K. Keely re QA/QC of American Plating's cadmium data. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1MEMO122794: 12/27/94. K. Keely, EPA, Region 10. E-mail message to T. Post re resolution of source control issues concerning American Plating site. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1SR111794: 11/17/94. K. Parker, chemist, EPA. Re metals analysis for American Plating. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP7LTR062994: 06/29/94. Lynn Brimmer, SAIC Work Assignment Manager. Transmits summary of corrective action alternatives for American Plating, Inc. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP7TR021194: 02/11/94. Applied Geotechnology Inc. Supplemental Groundwater Investigation of American Plating Co Facility (WAD 083350231). Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFAMEP8TR010694: 01/06/94. SAIC. RCRA Facility Assessment Preliminary Assessment Report, American Plating, Inc, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

PRC HFLEWR7RIR032593: 03/25/93. Applied Geotechnology, Inc. Response to 104 of CERCLA and 3007 of RCRA request for information for the Lewis R. Jones, Sr. and American Plating, Inc. site. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFLEWR1RFI030993: 03/09/93. Carol Rushin, Chief, Superfund, EPA. Request for information pursuant to 104(e) of CERCLA and 3007 of RCRA for Lewis R Jones and American Plating Site. Document type: Request for Information. Enforcement quality: Legal and/or enforcement documents.

PRC HFLEWR3IR010893: 01/08/93. D. Reale, Ecology. Urban Bay Action Program Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR010893: 01/08/93. D. Reale, Ecology. UBAT Inspection Report for American Plating, aka Lewis R. Jones, site. Concludes that groundwater/seep discharge is not significant contributor pathway pf problem chemicals to head of Thea Foss Waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFLEWR3LTR121692: 12/16/92. WDOE. KERY SLATER'S CURRENT KNOWLEDGE OF LEWIS R. JONES AKA AMERICAN PLATING. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3SR060992: 06/09/92. D. Strong, Ecology. Sample results for Fosslo

metals analysis (including American Plating drain 748 and seep). Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3MEMO080189: 08/01/89. UNKNOWN. SITE DESCRIPTION AND HISTORY. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

PRC HFAMEP9CR080189: 08/01/89. TETRA TECH, INC. FINAL REPORT COMPREHENSIVE GROUNDWATER MONITORING EVALUATION. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3LTR053089: 05/30/89. KENNEDY/JENKS/CHILTON. LETTER TO APPLIED GEOTECHNOLOGY RE AMEP SITE CLOSURE - INCOMPLETE DOCUMENT. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP1LTR121087: 12/10/87. K. FEIGNER, USEPA. LETTER TO L. JONES OF JONES CONSTR. CO. RE CONSENT ORDER NO. 1087-07-3008. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP1CO110687: 11/06/87. WDOE. CONSENT AGREEMENT AND FINAL ORDER. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1AGO093087: 09/30/87. EPA, Region 10. Consent Order and Final Agreement, RCRA Docket No. 1087-09-07-3008 against American Plating Co., Inc and Lewis R. Jones re operations at 2110 East D St. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3LTR092487: 09/24/87. R. LARKIN, GORDON, THOMAS, ET AL. LETTER TO WDOE, ENCLOSING CONSENT ORDER. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3CO092387: 09/23/87. Ecology. Consent Order between Ecology and Lewis R. Jones to provide a framework for the completion and reporting on the RI/FS and groundwater monitoring at the former American Plating site. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP8FS061786: 06/17/86. Ronald C. Larkin, Fire Marshall. Tacoma Fire Dept Fire Prevention Bureau Policy on Abandoned Flammable and Combustible Liquid Tanks. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3COM031386: 03/13/86. J. MANNING, ATTORNEY GENERAL'S OFFICE. AMENDED COMPLAINT FOR DECLARATORY JUDGMENT. Document type: Complaint (legal). Enforcement quality: Documents from agencies/agents.

CACI HFAMEP8COM012386: 01/23/86. Ken Eikenberry, Jay Manning, State of WA, Office of the Attorney General. Complaint for Declaratory and Injunctive Relief and for Collection of Civil Penalties. Document type: Complaint (legal). Enforcement quality:

**AMEP American Plating Co., Inc., continued**

Documents from agencies/agents.

PRC HFAMEP3LTR121185: 12/11/85. WDOE. LETTER TO M. RIVISTO OF AMERICAN PLATING. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP5LTR092685: 09/26/85. CITY OF TACOMA. LETTER TO M. RIVISTO OF AMERICAN PLATING RE WASTEWATER DISCHARGE COMPLIANCE. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3IR092085: 09/20/85. WDOE. INSPECTION REPORT OF AMERICAN PLATING FACILITY CONDUCTED BY K. SEILER. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP5SR080982: 08/09/82. CITY OF TACOMA. SAMPLE RESULTS OF AMERICAN PLATING CO. INDUSTRIAL WASTEWATER DISCHARGE (TO SEWER) FOR 1979-1984. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP5SR080982: 08/09/82. CITY OF TACOMA. SAMPLE RESULTS OF AMERICAN PLATING CO. INDUSTRIAL WASTEWATER DISCHARGE (TO SEWER) FOR 1979-1984. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3EC102081: 10/20/81. Ecology. Environmental Complaint Form noting spill of 300 gallons of plating wastes to ground after sump pump blew up. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR101981: 10/19/81. Ecology. Notes spill of several thousand gallons of green, untreated wash/sump water from zinc chloride tank. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR101681: 10/16/81. Ecology. References overland discharge of plant effluent to waterway, discharge of untreated zinc chloride to the waterway. Also references dumping of 15 gal 1,1,1-TCE sludge onto ground. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR062381: 06/23/81. Ecology. Suspicious green puddle on ground and poor repair work on leaking recirculation line are noted. Inspector indicates his suspicions that party is dumping wastes on ground. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR040181: 04/01/81. Ecology. Notes previous leak in sump line has not been repaired, and leaking drums of plating wastes still onsite. Unreported spills are violations of NPDES Permit requirements. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR031181: 03/11/81. Ecology. Suspicious yellow puddles on ground and leaking pipe from sump are noted, as are leaking drums of plating wastes. Notes that

**AMEP American Plating Co., Inc., continued**

operator admitted spill of chromic acid. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR082680: 08/26/80. Ecology. Notes leaking sewer line in rear of building and numerous leaking barrels of electroplating wastes. Barrels noted to be deteriorating badly. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

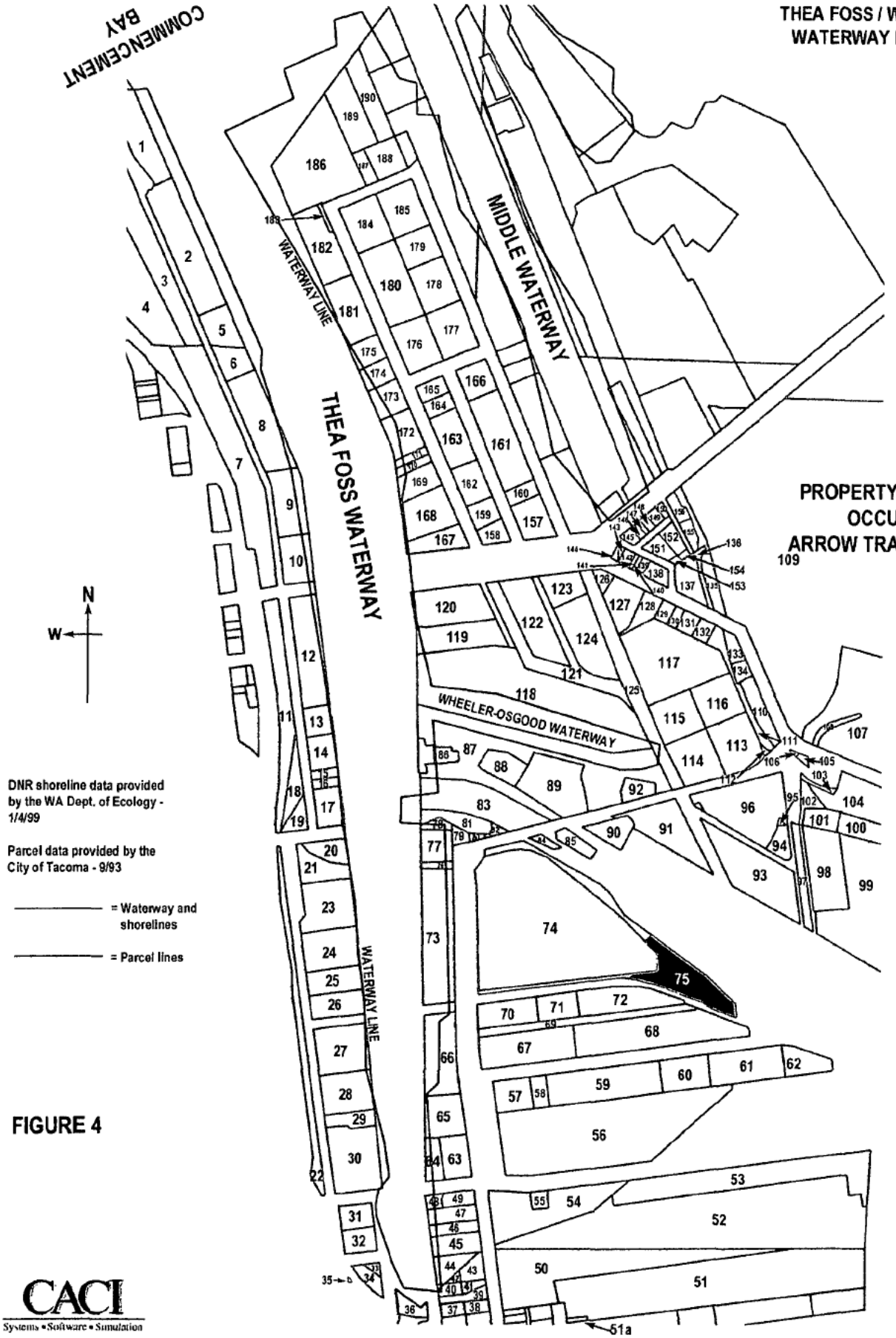


FIGURE 4

CACI
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## ARRT Arrow Transportation Co. of Delaware, continued

**Party address:**

457 East 18th St.
Tacoma, WA 98421-2404

**Contact persons:**

Richard Allen
David Criswell
Ball Janik, L.L.P.
101 SW Main Street, Suite 1100
Portland, OR 97204-3219

**PRP Status:** D

**Properties Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **457 East 18th St. (___)** | | | |
| 8950001712 | MPS Terminal Corp. | O | 1995-Present |
| | MPS Tacoma, Inc. | T | 1998-Present |
| | MPS, Inc. | T | 1990 - 1998 |
| | James Roberts and Scott Campbell Joint Venture | O | 1989-1994 |
| | Arrow Transportation | T | 1990-1997 |
| | Exxon Chemical | T | 1990-Present |
| | Eastman Chemical | T | 1990-1996 |
| | WesPac Transportation | T | 1990-1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990-Present |
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |

**ARRT Arrow Transportation Co. of Delaware, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908-1990 |

**Summary of Evidence:**

- Party transloaded chemicals at the MPS facility, upland from the Head of the Thea Foss Waterway on East 18th Street, from 1990 until approximately 1992.
- Party operated a tank truck yard, maintenance shop, and clean out facility at 457 East 18th St., upland from the Head of Thea Foss Waterway, from 1990 until 1997.
- Party shipped and transloaded a variety of chemicals at the MPS site including BEP and Phthalates.
- Storm drains are a pathway to the waterway.
- BEP has been detected at high concentrations in the waterway and in site soils at the MPS site which were leased by Party.

Arrow Transportation (Arrow) has leased a portion of the MPS site at 457 East 18th Street since May of 1990. The MPS site is located upland on the east side of the Head of the Thea Foss Waterway. Arrow transloaded chemicals at the facility from 1990 until 1992. From 1990 until it ceased operations at the site in September of 1997, Arrow also operated a tank truck yard, a truck maintenance shop, and a tank truck clean out facility on the east side of the site (CACI HFARRT7RIR051997).

Arrow is a truck transport company which leased property from MPS, Inc. Arrow hauled a number of products for various customers, including organic compounds, resins, alcohols, acids, bases, and oils. Many of the products that Arrow transported contained priority pollutants or chemicals of concern. Arrow also transloaded materials at the site from 1990 to 1992. MPS stored materials onsite for Arrow and transloaded products between railcar and motor carriers for Arrow from 1992 until 1994, when Truck Rail Handling took over the transloading operation at the site. MPS has a tank farm onsite which consists of 6 above-ground tanks; four are used for the storage of plasticizers

**ARRT Arrow Transportation Co. of Delaware, continued**

(Phthalates) and two are used for storage of stormwater collected from within the containment area. Truck Rail Handling, also a lessee of MPS, Inc. at the site, has replaced MPS as agent for transloading product for Arrow. In addition to transporting, Arrow also cleans the interiors of truck tanks and the interiors and exteriors of trucks and tanks, and they perform service and maintenance on transport trucks (CACI HFARRT5FS040293).

Storm drains are a pathway to the waterway from the Arrow facility and runoff from the property discharges to two separate outfalls: the east side of the property (on which Arrow operates) discharges to Outfall 245 and the west side flows to Outfall 248. Ecology's Milestone 1 Report dated June 1993 for the Head of the Thea Foss Waterway lists the Arrow facility as a probable source (list 2) of ongoing contamination, but notes that then-existing information suggests that the facility does not contribute problem chemicals to the waterway (CACI HFMILE3SCR060193). However, in November 1995, the City of Tacoma Sewer Utility Services Engineering Division, in a joint inspection conducted with the Dept. of Ecology, obtained soil samples from 12 locations on the Arrow facility. Exceedances of the cleanup objectives were noted for copper, lead, mercury, zinc, BEP, and TPH. A sample taken from the area near catch basin #C10, adjacent to the northeast corner of Arrow's truck wash facility, had a concentration of 2600 times the SQO for BEP (CACI HFMPSI5IR122795). The inspectors noted in a revision to the November 1995 report that the containment system, which is associated with Arrow's clean out facility and is intended to collect rainwater contacting areas of the facility occupied by Arrow, as well as rinseate resulting from the clean out of tank trucks, was not being operated as intended. The inspectors indicated that no contact rainwater had been discharged properly from the site since 1992, when Arrow discontinued pretreatment of wastewater in the contact stormwater tanks (CACI HFARRT5LTR010896, CACI HFMPSI5IR010596).

In an October 29, 1996 letter to James Roberts, one of the co-owners of the MPS Site, Ecology Inspector Joyce Mercuri advised Roberts that samples taken of sediments in storm drains at and downstream from the MPS Site had been analyzed and indicated significant levels of BEP were found in drains throughout the site. Mercuri advised that the samples showed that the BEP was also migrating from the site and entering City of Tacoma stormdrains which discharge through Outfalls 245 and 248 to the Thea Foss Waterway. As indicated in a chart attached to Mercuri's letter, sediments sampled from the east side of the site from which Arrow operated showed levels ranging from 2,100 to 57,000 ug/kg, which translates to approximately double the SQO for Thea Foss Waterway to almost 44 times the SQO. Because of this, Ecology determined that the MPS site is a source of contamination to the Thea Foss Waterway (CACI HFMPSI3LTR102996). Information from April 1998 sampling either reflects recontamination or indicates that the catch basins were not cleaned adequately (CACI HFMPSI3EMAIL093098).

The City of Tacoma Sewer Utility conducted the follow-up sampling at the MPS site in 1998 as part of an ongoing BEP source investigation and found significant SQO exceedances for BEP. SQO exceedances of other constituents, such as HPAHs, were noted as well. On April 15, 1998, 4-Methylphenol was observed at a concentration of 180,000 ug/kg (versus the SQO of 670 ug/kg), Fluoranthene was observed at 2,700 ug/kg (versus the SQO of 2,500 ug/kg) and Phenol was detected at 1,500 ug/kg (compared with the SQO of 420 ug/kg) in catch basin S9 sediments (south and east of the truck wash area).

**ARRT Arrow Transportation Co. of Delaware, continued**

Concentrations of 4-Methylphenol on April 15 were 3,200, 3,200, and 4,200 ug/kg in catch basins WCG (south of the west rail area), S1 (south of the tank farm), and S3 (east of the tank farm), respectively. BEP, for which the SQO is 1,300 ug/kg, was detected on the same date at 2,700 ug/kg, 67,000 ug/kg, and 54,000 ug/kg in catch basins 407 North (on the south side of 18th Street near Building A), the office catch basin, and catch basin S9, respectively. BEP was also detected on April 15 at concentrations of 6,200 ug/kg, 120,000 ug/kg, and 92,000 ug/kg in catch basins WCG, S1, and S3 (the site of the asphalt spill near the rail containment area), respectively. Phenol was detected in catch basin S1 sediments on April 15 at a concentration of 3,200 ug/kg (as compared to the SQO of 420 ug/kg). BEP, Pentachlorophenol, and Pyrene were documented in manhole sump sediments (upstream from Outfall 245) on April 15 at concentrations of 30,000, 56,000 ug/kg, 12,000 ug/kg, respectively (CACI HFMPSI5SR050698).

Numerous HPAHs were also observed at concentrations exceeding the SQO in June of 1998. Benzofluoranthenes was observed at a concentration of 13,000 ug/kg (compared with the SQO of 3,600 ug/kg) in catch basin C9 (north of the office in the rail containment area) on June 2, while BEP was documented at a concentration of 2,500,000 ug/kg. The concentration of BEP in catch basin C11 (at the west end of the east rail area) on June 2 was 1,600,000 ug/kg, 5,500,000 ug/kg in catch basin C15, 11,000,000 ug/kg in catch basin C17, and 75,000 ug/kg in catch basin C19 (at the east end of the east rail area) on June 2, 1998. The following constituents were detected in east rail sediments on June 2, 1988 in exceedance of SQOs: Benzo(a)anthracene at a concentration of 2,200 ug/kg (versus the SQO of 1,600 ug/kg); Benzo(a)pyrene at 2,200 ug/kg (versus the SQO of 1,600 ug/kg); Benzo(g,h,i)perylene at 1,600 ug/kg (versus the SQO of 720 ug/kg); Benzofluoranthenes at 11,000 ug/kg, BEP at 12,000, Chrysene at 6,700 ug/kg (versus the SQO of 2,800 ug/kg), Fluoranthene at 2,700 ug/kg, and Indeno(1,2,3-c,d)pyrene at a concentration of 1,700 ug/kg (versus the SQO of 690 ug/kg). BEP concentrations for catch basins C18 and C19 were 380,000 and 75,000 ug/kg, respectively. Lastly, 4-Methylphenol (at a concentration of 2,300 ug/kg) and BEP (at 730,000 ug/kg) were detected in tank farm sludge at the MPS site on June 2, 1998 (CACI HFMPSI5SR063098).

**Outstanding Issues:**

**Corporate Issues:**

Arrow Transportation Co. of Delaware was incorporated in 1931. It has been a wholly-owned subsidiary of Arrow Transportation Co. since February 1992. Prior to February of 1992, it was a wholly-owned subsidiary of the Cutler Corporation (CACI HFARRT7RIR051997).

Arrow was a lessee/operator of MPS, Inc., which is owned by MPS Terminal Corp. Scott Campbell and James Roberts were partners in MPS, Inc. at the time Arrow began leasing from MPS in 1990. Campbell and Roberts dissolved their partnership in 1993 or 1994 after engaging in various court actions with themselves and with Arrow. MPS, Inc. declared Chapter 11 bankruptcy in January of 1996 (CACI HFMPSI5IR112095).

## ARRT Arrow Transportation Co. of Delaware, continued

Arrow filed for protection under Chapter 11 of the Bankruptcy Code in approximately May of 1997. In November 1997, the United States, on behalf of EPA, filed a proof of claim against Arrow. A stipulation was reached between EPA and the Trustee to the bankruptcy whereby the EPA claim, originally asserted as a general unsecured claim, would be allowed and paid as an administrative priority claim in the amount of $86,500. As of December 9, 1998, the proposed settlement had been issued for public comment and the United States had not asked the Bankruptcy Court to enter the settlement. Pursuant to the proposed settlement agreement, payment of EPA's claim would be made within 30 days of the Bankruptcy Court's approval of the settlement agreement (CACI HFARRT8SA100598).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Arrow Transportation Co. of Delaware - RFI (CACI HFARRT1RFI013197) |
| 8/25/97 | General Notice Letter, Arrow Transportation Co. of Delaware - GNL (CACI HFARRT1GNL082597) |

**Descriptions of Documents Related to Arrow Transportation of Delaware.:**

CACI HFARRT8SA100598: 10/05/98. Joel M. Gross, Steven D. Ellis, ENRD Section, U.S. DOJ. Settlement Agreement between EPA and Arrow Transportation re Thea Foss Waterway Problem Area. Document type: Settlement Agreement. Enforcement quality: Documents from agencies/agents.

CACI HFARRT1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Arrow Transportation's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/97. Dave Smith, Dept. of Ecology. Fax transmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFARRT7RIR051997: 05/19/97. Gene Cathy, Environmental Supervisor, Arrow Transportation. Response of Arrow Transportation to EPA's 1/31/97 104(e) request for

**ARRT Arrow Transportation Co. of Delaware, continued**

information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Company. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFEASC7RIR040497: 04/04/97. Etta Ryan Clark, Senior Attorney, Eastman Chemical Co. Response of Eastman Chemical Co. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc., MPS Terminal Corp., and James Roberts to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR7RIR022597: 02/25/97. Lynne N. Lasater, Manager, Safety/Compliance, Truck Rail Handling, Inc. Response of Truck Rail Handling to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFARRT1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Arrow Transportation. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFARRT7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Arrow Transportation. Potential contaminants noted are LPAHs, HPAHs, BEP, and mercury. Site drainage is to Outfalls 245 and 248. Unreported spills are also no Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3LTR102996: 10/29/96. Joyce Mercuri, Ecology. Letter to Jim Roberts and counsel for Roberts and MPS articulating Ecology's concerns re MPS site. Advises that significant levels of BEP have been found throughout the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering Division of the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**ARRT Arrow Transportation Co. of Delaware, continued**

CACI HFMPSI5IR010596: 01/05/96. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report for 11/2/95 inspection of the MPS site. Includes operations of Arrow, Truck Rail Handling, and WesPac. Illicit discharges and leaking drums containing asphalt material are noted. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR122895: 12/28/95. John D. Stetson, City of Tacoma Dept of Public Works. Transmits copy of Inspection Report generated as a result of inspection of MPS Site (including Arrow Transportation, Truck Rail Handling, and WesPac). Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR122795: 12/27/95. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report re compliance concerns that containment system is not being operated as intended, and no contact rain water has been discharged properly from site since 1992 when Arrow discontinued pretreatment of contact rain water. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Extreme exceedances of BEP are noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR110295: 11/02/95. Troy Naccarato, City of Tacoma. Storm water Inspection Report for MPS Site. Notes unreported spills of asphalt material by WesPac, poor storage practices by WesPac, and a breach in the containment liner. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT11CAR010195: 01/01/95. Washington Secretary of State. Corporate Record for Arrow Transportation Co. of Delaware. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

CACI HFMILE3SCR060193: 06/01/93. Dept. of Ecology. Source Control Status Report Milestone 1 for the Head of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5FS040293: 04/02/93. City of Tacoma. Pretreatment Permit Fact Sheet for Arrow Transportation. Permit addresses wastewater discharge from Arrow's pretreatment system and treats rinse water from cleaning of interiors/exteriors of trucks. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

PRC HFARRT3IR121692: 12/16/92. Coleman, WDOE Inspector. UBAT Inspection Report for Arrow Transportation. Storm water and truck washing water enters catch basins which drain to Outfall No. 248. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

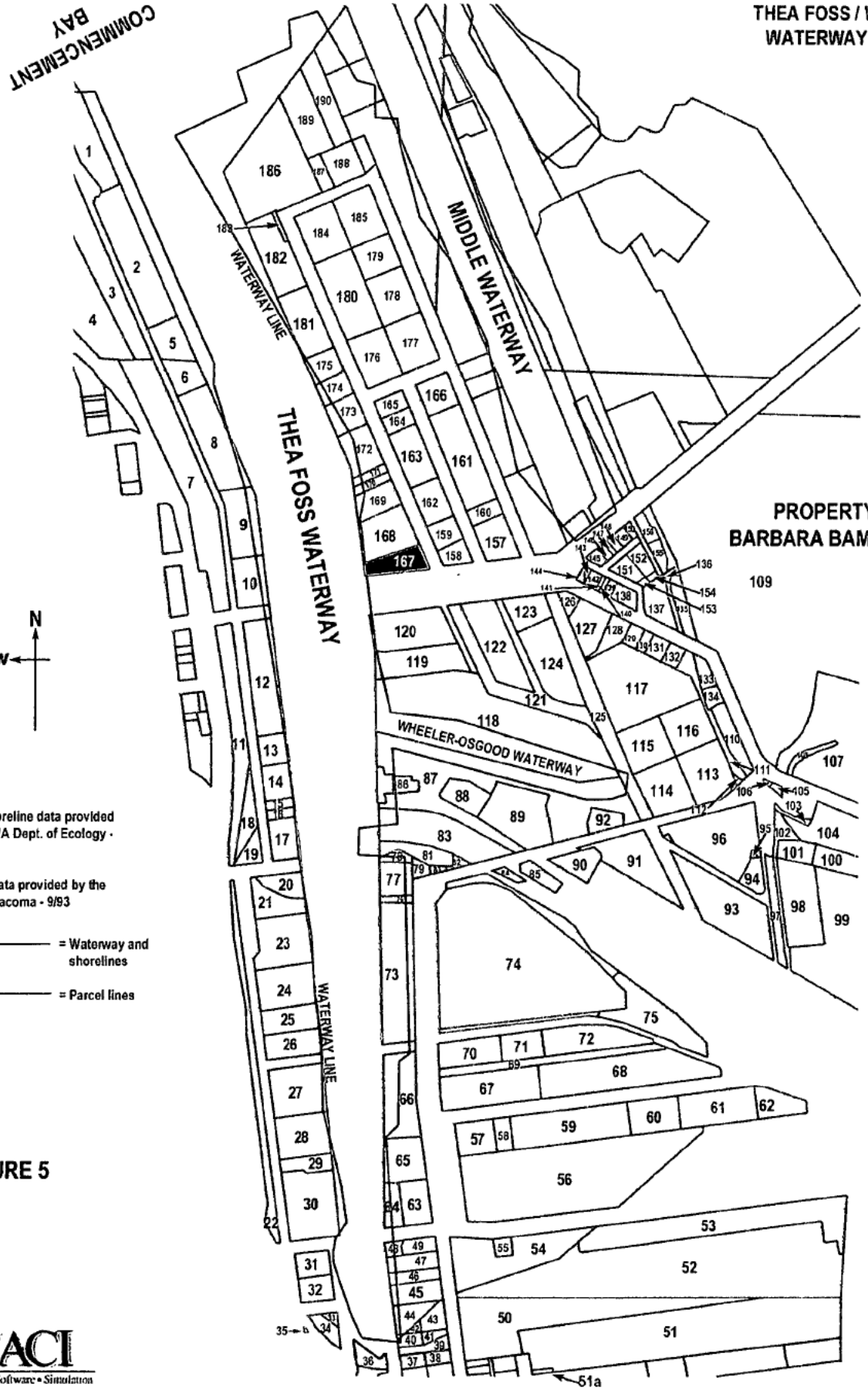


FIGURE 5

CACI
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**BAMB Bamford-Erickson, Barbara, continued**

**Party address:**

301 East 11th Street
Tacoma, WA

**Contact persons:**

John L. Erickson
(b) (6)
(b) (6)
((b) (6) (H)
(360) 664-4536 (W)

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **301 East 11th St. (167)** | | | |
| 8950000970 | Barbara Bamford-Erickson | O | 1980 - Present |
| | Vlahovich Boat Co. | T | 1992 - 1994 |
| | Globe Machine Manufacturing | T | 1923 - 1994 |
| | Calvin Bamford, Sr. | O | 1923 - 1980 |

**Summary of Evidence:**

- Party owns property adjacent to the Mouth of Thea Foss Waterway where East 11th Street meets the waterway.
- Metal slag deposited along the bank of the waterway may release metals to the waterway through tidal flushing.
- SQO exceedances of cadmium, copper, and zinc have been documented in banks on the property.

Globe Machine Manufacturing Co., Inc. operated its primary manufacturing facility at the 1020 East D Street location (Parcel No. 8950000970, a.k.a. 301 East 11th Street) from

**BAMB Bamford-Erickson, Barbara, continued**

1923 until 1958 when it moved its operations to a new location at 701 East D Street (Parcel No. 6375000120). The 1020 East D Street buildings and property were purchased by Calvin Bamford, Sr. in 1923. From 1958 until 1994, Globe continued to use the 1020 East D Street facility, primarily for metal fabrication. In 1980, the property ownership legally changed hands as a result of the settlement of the estate of the late Calvin Bamford, Sr. The property is currently and has since that time been owned by Kathryn Bamford and Barbara Bamford-Erickson. From 1981 through 1994, the property was leased by Globe and used for metal fabrication and storage (CACI MFBAMB7RIR040897).

Globe indicated in its 1997 104(e) Response that it has, over the years, continually monitored its work practices and has strived to ensure that environmental concerns are considered an integral part of their manufacturing activities. Globe has been unable, however, to locate waste management records for its period of operation or records of specific releases from its facilities (CACI MF/WOBAMC7RIR042597).

Ecology Inspectors observed what appeared to be metal foundry slag on the west end of the site adjacent to Thea Foss Waterway, and one sample of the material was obtained during the site visit for metals analysis. No sampling results were attached to the December 1992 Inspection Report. Ecology also noted that there was one underground storage tank next to the main building on 11th Street which was, at that time, scheduled to be removed soon. According to Ecology, the D Street Petroleum Site contaminated area extended under the Globe facilities (PRC MFGLOM3IR121692).

Hart Crowser, as part of the Round 1 Data Evaluation for Thea Foss and Wheeler-Osgood-Waterways, indicated that slag samples from the former Globe (Kathryn Bamford/Barbara Bamford-Erickson) property exceeded the SQOs for cadmium, copper, and nickel (with concentrations of 5.7, 705, and 373 mg/kg, respectively) on December 16, 1992. Samples from the top of the Globe bank were 4.08, 512, and 373 mg/kg on January 18, 1994. Samples from the bottom of the Globe Bank were 3.54, 348, and 143 mg/kg for cadmium, copper, and nickel, respectively, on the same date. The 1994 samples were also evaluated for gross leachability in acidic (rainwater) and non-acidic (groundwater) conditions and the analysis indicated that leaching in either situation was not likely to be a significant pathway for metals transport. Three sediment samples were also obtained in the vicinity of the Globe property. No detected chemicals exceeded the SQOs at one of the sediment samples (RD-S14). Chemicals exceeding the SQOs in at least one of the other locations (RD-S15 and RD-S17) were as follows: HPAHs (benzo(a)anthracene, benzo(a)pyrene, dibenzo(a,h)anthracene, fluoranthene, indeno(1,2,3-c-d)pyrene, pyrene, total benzofluoranthenes, and total HPAHs; LPAHs (phenanthracene); Total PCBs; and BEP (CACI F/WOTACO7TR053095).

During an inspection of the east side of Thea Foss Waterway in February of 1994, Ecology collected five additional samples of foundry slag from the banks of the Bamford/Globe property at 301 East 11$^{th}$ Street and the Totem Marine Services property, which is located north of the former Globe property. This was the second sampling event of bank material on this particular Globe property and the samples were obtained for metals analysis and leachability testing. Ecology's Milestone 5 Source Control Status Report indicated that the results of the total metals analyses showed copper concentrations ranging from 242 to 705

**BAMB Bamford-Erickson, Barbara, continued**

ppm (MF MILESTONE052897). The SQO for copper is 390 ppm. The slag also contained cadmium ranging from 1.40 to 5.76 (SQO is 5.1) and nickel ranging from 140 ppm to 386 ppm (SQO is >140 ppm). Ecology noted that, given the nature of the bank material, and the concentrations of nickel and copper in the material, it is conceivable that the bank could cause exceedances of the SQOs in sediments adjacent to the bank (CACI MFGLOM3IR022494). However, using the ATSM water extraction procedure, Ecology concluded that the material is not readily leachable under rainwater pH conditions. Additionally, TCLP results indicate that the foundry slag does not leach metals readily under acidic conditions and does not designate as a DHW (dangerous hazardous waste) or EHW (extremely hazardous waste). Ecology thus concluded that it does not appear that leaching of the materials by rainwater or groundwater is or could be a significant pathway of metals transport. They did note that direct transport of metals by erosion/wave action is likely from the intertidal bank (CACI MFGLOM3IR022494).

Vlahovich Boat Corp. operated a facility at the 1020 East D Street facility for a short period of time (PRC MFGLOM3IR121692). From 1992 until April of 1995, a portion (approximately 6,000 sq. ft.) of the main building on the property was leased to Vlahovich and used for the restoration of old wooden boats and for the operation of a wooden boat building school (CACI MFBAMB7RIR040897, CACI MFVLAB7RIR022897). The Vlahovich operation neither used nor generated hazardous wastes. Wood was the only raw material associated with their operation and the only byproducts produced were saw dust and wood scraps, which were disposed of and picked up by the City of Tacoma's refuse pick-up service (CACI MFVLAB7RIR022897).

In its Milestone 1 Report, Ecology lists the Globe 1020 East D Street property as confirmed (List 3) source of ongoing contamination to the mouth of the Thea Foss Waterway (PRC MFMILE3SCR070193). However, in its Milestone 5 Report, Ecology noted that based on the results of the leach testing and sediment sampling referenced above, that the bank of the former Globe property was no longer considered to be a confirmed source of problem chemicals to the Mouth of the Thea Foss Waterway (CACI MFMILE3SCR052297).

**Outstanding Issues:**

**Corporate History:**

Barbara Bamford-Erickson and Kathryn Bamford are individuals who inherited the property located at 301 East 11th Street as a result of the probate of the estate of their father, Calvin Bamford, Sr.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Barbara Bamford-Erickson - RFI |

**BAMB Bamford-Erickson, Barbara, continued**

(CACI MFBAMB1RFI013197)

7/25/97 General Notice Letter, Barbara Bamford-Erickson - GNL (CACI MFBAMB1GNL072597)

**Descriptions of Documents Related to Barbara Bamford-Erickson:**

CACI MFBAMB1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Barbara Bamford-Erickson re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MFMILE3SCR052297: 05/22/97. Ecology. Milestone 5 Source Control Status Report for the Mouth of Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI MFBAMB7RIR040897: 04/08/97. Barbara Bamford-Erickson. Response of Barbara Bamford-Erickson to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFVLAB7RIR022897: 02/28/97. A. Michael Vlahovich, President, Vlahovich Boat Corp. Response of Vlahovich Boat Corp. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBAMB1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Barbara Bamford-Erickson's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFBAMB7LTR021897: 02/18/97. Barbara Bamford-Erickson. Request for an extension of time in which to respond to EPA's 104(e) request regarding activities on Bamford-Erickson's property near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBAMB1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Barbara Bamford-Erickson. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFGLOM3IR022294: 02/22/94. Garin Schrieve, Ecology. Inspection Report noting foundry slag present along the banks of Globe and Totem Marine at Mouth of Thea Foss WW. SQO exceedances noted for cadmium, copper and zinc. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFMILE3SCR070193: 07/01/93. Ecology. Mouth of Foss Waterway Milestone

**BAMB Bamford-Erickson, Barbara, continued**

Report. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC MFGLOM3IR121692: 12/16/92. Mercuri, Coleman, Inspectors, Washington Department of Ecology. UBAT inspection report; notes waste storage area, UST, metal foundry slag pile with surface water runoff. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

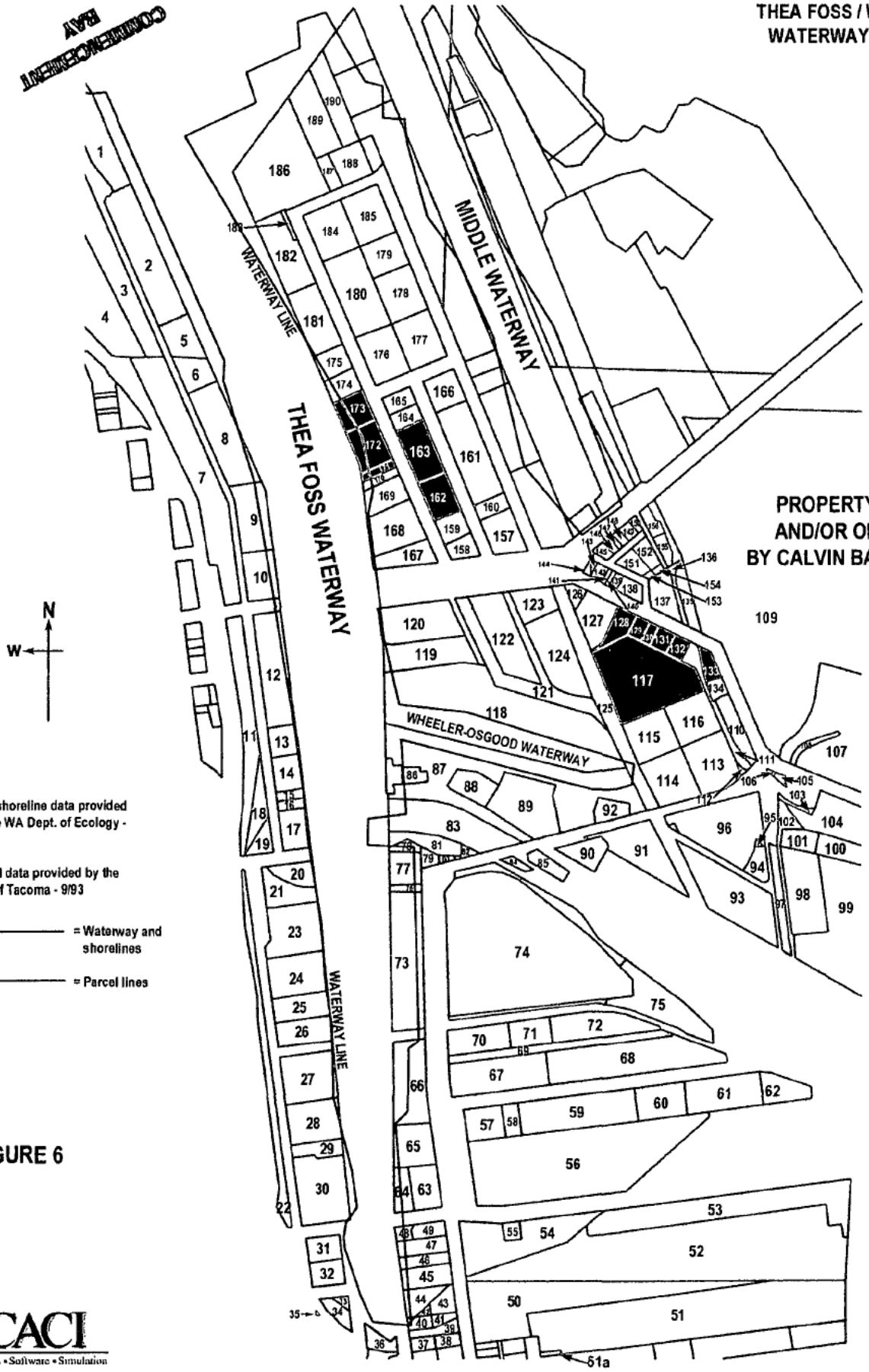


FIGURE 6

CACI
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## BAMC Bamford, Calvin D., Jr., continued

**Party address:**

701 East D Street
Tacoma, WA 98401-2274

**Contact persons:**

Calvin Bamford, Jr.
701 East D Street
P.O. Box 2274
Tacoma, WA 98401-2274
(206) 383-2584

**PRP Status:** D

**Properties Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1128 St. Paul Avenue** (128) | | | |
| 8950001140 | Calvin Bamford, Jr. (co-owns w/Globe) | O | 10/88 - Present |
| | Globe Machine Manufacturing | O | 10/88 - Present |
| | D.E. & M.S. Finnegan dba National Blower | O | 1951 - 10/88 |
| | Wheeler-Osgood Co. | O | 1900 - 1951 |
| **1128 St. Paul Avenue** (129) | | | |
| 8950001150 | Calvin Bamford, Jr. (Co-owns w/Globe) | O | 10/88 - Present |
| | Globe Machine Manufacturing | O | 10/88 - Present |
| | D.E. & M.S. Finnegan dba National Blower | O | 1951 - 10/88 |
| | Wheeler-Osgood Co. | O | 1900 - 1951 |
| **1128 St. Paul Avenue** (117) | | | |
| 0320041032 | Calvin Bamford, Jr. (Co-owns w/Globe) | O | 10/88 - Present |

**BAMC Bamford, Calvin D., Jr., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Globe Machine Manufacturing | O | 10/88 - Present |
| | D.E. & M.S. Finnegan dba National Blower | O | 1951 - 10/88 |
| | Wheeler-Osgood Co. | O | 1900 - 1951 |
| **540 East D Street** (173) | | | |
| 8950000710 | Calvin Bamford, Jr. | O | 1978 - Present |
| | Alaskan Seafood | T | 3/97 - Present |
| | Globe Machine Manufacturing | T | 1981 - 2/97 |
| | Vacant | | 1978 - 1981 |
| | Shell Oil Co. | O | Unknown - 1978 |
| **700 East D Street** (172) | | | |
| 8950000700 | Calvin Bamford, Jr. | O | 1978 - Present |
| | Alaskan Seafood | T | 2/97 - Present |
| | Globe Machine Manufacturing | T | 1981 - 2/97 |
| | Vacant | | 1978 - 1981 |
| | Shell Oil Co. | O | Unknown - 1978 |
| **702 East D Street** (171) | | | |
| 8950000690 | Calvin Bamford, Jr. | O | 1981 - Present |
| | Globe Machine Manufacturing | T | 1981 - Present |
| | Vacant | | 1978 - 1981 |
| | Shell Oil Co. | O | Unk.-1978 |
| **1214 St. Paul Avenue** (130) | | | |
| 8950001220 | Calvin Bamford, Jr. | O | 12/14/89 - Present |
| | Simpson Tacoma Land Co. | O | 1986 - 12/14/89 |
| | Champion International | O | 2/76 - 1986 |
| | St. Regis Paper Co. | O | 1951 - 2/76 |
| | Wheeler-Osgood Co. | O | 1890s - 1951 |

**BAMC Bamford, Calvin D., Jr., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1216 St. Paul Avenue** (132) | | | |
| 0320041008 | Calvin Bamford, Jr. | O | 12/14/89 - Present |
| | Simpson Tacoma Land Co. | O | 1986 - 12/14/89 |
| | Champion International | O | 2/76 - 1986 |
| | St. Regis Paper Co. | O | 1951 - 2/76 |
| | Wheeler-Osgood Co. | O | 1890s - 1951 |
| **1220 St. Paul Avenue** (131) | | | |
| 0320041025 | Calvin Bamford, Jr. | O | 12/14/89 - Present |
| | Globe International | T | 12/90 - 1995 |
| | Simpson Tacoma Land Co. | O | 1986 - 12/14/89 |
| | Champion International | O | 2/76 - 1986 |
| | St. Regis Paper Co. | O | 1951 - 2/76 |
| | Wheeler-Osgood Co. | O | 1890s - 1951 |
| **1224 St. Paul Avenue** (133) | | | |
| 0320041046 | Calvin Bamford, Jr. | O | 12/14/89 - Present |
| | Globe International | T | 12/90 - 1995 |
| | Simpson Tacoma Land Co. | O | 1986 - 12/14/89 |
| | Champion International | O | 2/76 - 1986 |
| | St. Regis Paper Co. | O | 1951 - 2/76 |

**Summary of Evidence:**

540, 700 and 702 East D Street (Adjacent D Street Parcels)

[See narrative for Globe Machine Manufacturing.]

- Party owns property abutting and upland of the Mouth of the Thea Foss Waterway

**BAMC Bamford, Calvin D., Jr., continued**

where Globe Machine Manufacturing[4] operates a machine manufacturing business.

- Site soils on party's property are contaminated by LPAHs, phenols, benzene, and zinc.
- Party's property is within the sphere of contamination associated with the D Street Petroleum Site.
- Surface water runoff and storm drains are pathways to the waterway.

Calvin D. Bamford, Jr. is the president of Globe Machine Manufacturing Company, Inc. (Globe), and either co-owns with or leases to Globe several properties on which the company currently operates and has in the past operated. Globe is in the business of designing, engineering, and manufacturing industrial equipment for the wood products and material handling industries. Globe has stated that its basic manufacturing and fabrication processes of metal shearing, welding, fitting, and painting have remained relatively constant during its entire period of operation (CACI MF/WOGLOM7RIR042597).

The properties situated at 700 and 540 East D Street (Parcel Nos. 8950000700 and 8950000710, respectively), the two northern parcels of the D Street parcels owned by Bamford, are currently leased to Quality Alaskan Seafoods. No information exists in the files or database as to their use of the property. From 1981 until February 1997, the two properties were leased to Globe. Both parcels are paved lots with warehouses and were used by Globe for parking and storage. They were previously used by Shell Oil for parking and the old Shell warehouse and refinery were also situated at this location. The property at 702 East D Street (Parcel No. 8950000690) is also owned by Bamford and has been leased to Globe since 1981. Parcel No. 8950000690 is the location of the former Globe Engineering Building, which is currently used by Globe for storage (CACI MF/WOGLOM7RIR042597). To the north of the Globe Engineering building is a paved lot which drains to an old, rudimentary oil/water separator which then drains to the Thea Foss Waterway. According to Ecology, the drain is not depicted on the Tacoma-Pierce County Health Dept. (TPCHD) map. Above-ground tanks that were previously situated on this site were removed as part of the D Street Petroleum cleanup. The groundwater extraction system for the D Street Petroleum cleanup runs under the paved area and the parking lot to the south of the storage building (on Parcel No. 8950000710). There are two outfalls to the Foss Waterway from the lot to the south of the former Globe Engineering building. Both outfalls are located near the top of the bank and have valves on them. Ecology's December 16, 1992 Inspection Report notes that the TPCHD map shows an oil/water separator leading to the two outfalls. However, the report also makes reference to a statement by Dom Reale of Ecology, site manager for the D Street Petroleum cleanup, to the effect that as of 1992, he had never heard of an oil/water separator in this location (PRC MFGLOM3IR121692).

In 1988, Ecology issued Consent Order DE 88-S345 to Mobil, UNOCAL, and Shell to complete a remedial investigation of soil and groundwater at the D Street Terminal and to

[4]Calvin Bamford, Jr. is the owner of Globe Machine.

**BAMC Bamford, Calvin D., Jr., continued**

recover the floating product plume and prevent further releases (PTI MFDSTR3CO113188). Ecology noted in an October 29, 1992 Inspection Report that Globe owned property that had been contaminated by the D Street Petroleum site. Ecology also noted that globe had not been named as a PLP with regard to the D Street Petroleum site (CACI MFSHEO3IR102992). Globe was also among the businesses identified by Hart Crowser in its 1989 Remedial Investigation Report as operating within the sphere of contamination related to the D Street Petroleum Site (PTI MFMOBO8RI060589). Hart Crowser's 1989 report notes that intermittent petroleum product seepage had been reported along the City Waterway as early as 1970, and in June of 1982, seepage of petroleum product into the waterway was reported specifically from the property owned by Globe (Bamford) and UNOCAL. Several attempts were made to control the seepage, including pumping the groundwater to collect free product, excavating interception trenches, and placing booms around the seepage face. Extensive groundwater sampling detected LPAH (0 to 4,100 µg/L), zinc (2 to 40 µg/L), and phenols (0.6 to 200 µg/L). Zinc was also detected in soils at the site (5 to 20 mg/kg). Phenols and PAHs were not specifically tested for, although total petroleum hydrocarbons were detected in the soil up to 29,000 mg/kg. Other CERCLA hazardous substances (including trichloroethene and 1,1,1-dichloroethane that are not commonly associated with petroleum storage and typically associated with machine shops, such as Globe) were also detected at low levels (1 to 10 µg/L) (PTI MFMOBO8RI060589). Although the majority of the areal extent of the plume is located under Mobil, UNOCAL, and Globe properties along East D Street, a lobe extends from the 952 East E Street property as well (PTI MFMOBO8RI060589).

Globe Machine leased the property at 1005 East D Street and 902 East E Street (former Fick Foundry- owned property) from American Savings Bank from 1988 until 1992. In 1992, the property was turned over to Seafirst Bank, who continued to lease the property to Globe until 1994. Globe Properties, a subsidiary of Globe Machine, purchased the property from Seafirst in 1994 (CACI MF/WOGLOM7RIR042597).

**Additional Information:**

St. Paul Avenue Parcels

- Party owns property on which an equipment assembly plant is situated upland from the Wheeler-Osgood Waterway.

- A storm drain in the parking lot drains to the waterway through Outfall No. 254, but no releases of problem chemicals are documented for the facility.

Party owns seven parcels on St. Paul Ave., three of which are co-owned with Globe (Parcel Nos. 8950001140, 8950001150, and 0320041032). All seven parcels are situated upland from Wheeler-Osgood Waterway. Globe International X-Lifts, a company owned by Globe, assembles scissor lifts at 1128 St. Paul Ave. (Parcel No. 0320041032). Parcel Nos. 8950001140 and 8950001150, which also bear the street address of 1128 St. Paul Ave., are used for parking and metal fabrication. There are office buildings located at 1216 and 1220 St. Paul Ave. (Parcel Nos. 0320041008 and 0320041025). A parking shed is

situated at 1224 St. Paul Ave. (No. 0320041046) (CACI MF/WOBAMC7RIR042597).

Ecology noted during an October 1992 inspection that the Globe International X-Lifts facility consisted of an open metal building where the scissor lists were assembled. Parts for the lifts are apparently manufactured at other locations of Globe Machine Manufacturing. Welding and painting were noted as the two main activities at the St. Paul Ave. site. Several 55-gallon drums of hydraulic oil were present during the inspection; these were reportedly used for filling up the completed lifts. There were also several 55-gallon drums of Lilyblad So-Cal No. 1 solvent located at the painting area, which is apparently used for cleaning the painting equipment. Unusable solvent is put into 55-gallon drums and returned to the main Globe Machine Manufacturing office on D Street, from where it is picked up for disposal. Ecology noted a compressor in a shed attached to the main building which had a blowdown outlet to the parking lot. There were two catch basins at the south end of the building, but no mention is made in the Ecology Report as to their contents or condition. Ecology noted that the Globe X-Lift operation was small and did not appear to have the potential for discharging problem chemicals to the waterway. Their recommendation was to take the facility off the list[5] (PRC WOGLOM3IR102192).

St. Regis Paper Co. (St. Regis) previously owned and operated a sawmill complex in the vicinity of St. Paul Avenue and East 11th Street. St. Regis' offices were located at 1220 St. Paul Avenue (parcel No. 0320041025). No known releases are documented for this property. Ecology did not include these properties in its list of ongoing sources of contamination to the Wheeler-Osgood Waterway (CACI WOMILE3SCR070193).

**Outstanding Issues:**

Globe Properties, a subsidiary of Globe Machine Manufacturing, purchased the former Fick Foundry property from Seafirst Bank. Bank of America, who owns Seafirst, had a prospective purchaser's agreement with EPA regarding the purchase of the former Fick properties.

It is undecided whether Calvin Bamford, as an officer of Globe, is liable for Globe liabilities.

**Corporate History:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Calvin D. Bamford, Jr. - RFI (CACI MF/WOBAMC1RFI013197) |

[5]Ecology did not specify to which list they were referring, but it is presumed that the reference is to the list of properties that are ongoing sources of problem chemicals to the Wheeler-Osgood Waterway.

**BAMC Bamford, Calvin D., Jr., continued**

7/25/97 General Notice Letter, Calvin D. Bamford, Jr. - GNL
(CACI MF/WOBAMC1GNL072597)

**Descriptions of Documents Related to Calvin D. Bamford, Jr:**

CACI MFGLOM8NTS080497: 08/04/97. Jeff VerHoef, CACI. File note re phone conversation between VerHoef and John Erickson who called on behalf of Globe. Erickson expresses concern over small number of petroleum parties on current PRP list. Document type: Notes. Enforcement quality: Undocumented data from any source.

CACI MF/WOBAMC1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Globe Machine Manufacturing re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MF/WOGLOM1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Globe Machine Manufacturing's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MF/WOBAMC7RIR042597: 04/25/97. Calvin D. Bamford, Jr. Response of Calvin Bamford to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOGLOM7RIR042597: 04/25/97. Calvin D. Bamford, Jr., President, Globe Machine Manufacturing Co. Response of Globe Machine Manufacturing to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOBAMC7LTR032897: 03/28/97. Calvin D. Bamford, President, Globe Machine Manufacturing Co. Request for an additional 21-day extension of time in which to respond to EPA's 104(e) request re Globe's activities near the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOBAMC1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Calvin Bamford. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFGLOM3IR022294: 02/22/94. Garin Schrieve, Ecology. Inspection Report noting foundry slag present along the banks of Globe and Totem Marine at Mouth of Thea Foss WW. SQO exceedances noted for cadmium, copper and zinc. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MF/WOBAMC7LTR021297: 02/12/97. Calvin D. Bamford, President, Globe Machine Manufacturing Co. Request for a 30-day extension of time in which to respond

**BAMC Bamford, Calvin D., Jr., continued**

to EPA's 104(e) request for information regarding Calvin Bamford's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFFICF1PLDG021391: 02/13/91. EPA, Region 10. Agreement and Covenant Not to Sue Re: Fick Foundry Property/Sediment Contamination Located Within the Commencement Bay Nearshore/Tideflats Superfund Site. Document type: Pleadings. Enforcement quality: Documents from agencies/agents.

PTI MFMOBO8RI060589: 06/05/89. Hart Crower. Results of soil and groundwater remedial investigation at the D St. Terminal. Document type: Remedial Investigation. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

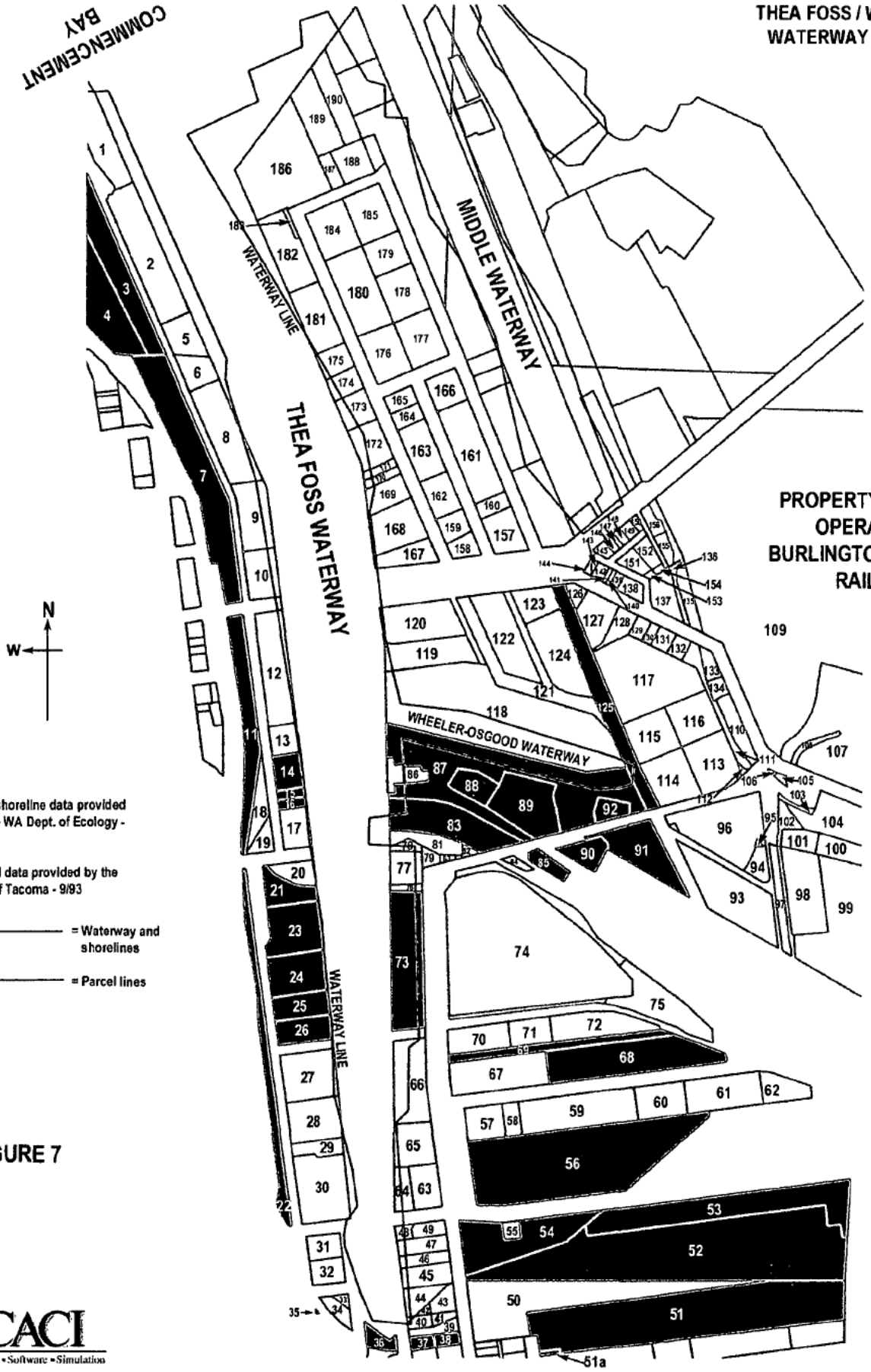


FIGURE 7

CACI
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**BURL Burlington Northern and Santa Fe Railway, continued**

**Party address:**

1700 East Golf Road
Schaumburg, IL 60173-5860

**Contact persons:**

Karin S. Torain
General Attorney
1700 East Golf Road
Schaumburg, IL 60173-5860
(847) 995-6808

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **Wheeler-Osgood Waterway** (87) | | | |
| 0320041028 | Burlington Northern Railroad/ Vacant | O | 1864-Present |
| | Chevron USA/Standard Oil of CA | | 1975-1990 |
| **East of Thea Foss WW between E 15th St. and Wheeler-Osgood WW** (Could not locate based on available information.) | | | |
| 0320041048 | Burlington Northern Railroad/ Vacant | O | 1864-Present |
| | Standard Oil Co. of CA | T | Unk. |
| **East 21st and East D Street** (56) | | | |
| 5215000940 | Burlington Northern Railroad | O | 1900-Present |
| | ABC Rail Products | T | 3/14/97-Present |
| | MacMillan-Piper, Inc. | T | 1991-1996 |
| **540 East 15th and F Street** (Could not locate based on available information.) | | | |
| 5215000530 | Burlington Northern Railroad | O | 1900-Present |

**BURL Burlington Northern and Santa Fe Railway, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Gordon and Virginia Pickering | T | 1987-Present |
| **512 East 15th Street** (Could not locate based on available information.) | | | |
| 5125000504 | Burlington Northern Railroad | O | 1864-Present |
| | Freight Management Services | T | 1990-Present |
| **East D Street** (85) | | | |
| 5215000906 | Burlington Northern Railroad | O | 1864-Present |
| | J.M. Martinac Shipbuilding | T | 1972-Present |
| **1501 East D Street** (83) | | | |
| 5215000655 | Burlington Northern Railroad | O | 1864/1900-Present |
| | J.M. Martinac Shipbuilding | T | 1929-1935 1938-Present |
| **465 East 15th Street** (88) | | | |
| 5215000421 [5215000420[6]] | Burlington Northern Railroad | O | 1864/1900-Present |
| | J.D. English Steel Co. | T | 1946-1993 |
| | Lyden Castparts | T | 1993-Present |
| **East 15th Street** (89) | | | |
| 5215000908 | Burlington Northern Railroad | O | 1864/1900-Present |
| | A.J. Johnson/R.A. Johnson/Johnson and Postman Wood Products | T | 1946-Present |
| **525 East 15th Street** (92) | | | |
| 5215000730 | Burlington Northern Railroad | O | 1901-Present |

[6] A property with this Parcel No. and the above address exists in the Pierce County Assessor's records and may be the property to which BNRR refers in its 1997 104(e) Response.

**BURL Burlington Northern and Santa Fe Railway, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | William and Lawrence Kelly/General Beer Distributing | T | 1968-Present |
| **621 Pacific Avenue** (Could not locate based on available information.) | | | |
| 0320042023 | One Pacific Associates | O | Unk.-Present |
| | Burlington Northern Railroad | O | Unk.-1922 |
| **1701 Pacific Avenue** (Could not locate based on available information.) | | | |
| 0320043149 | City of Tacoma | O | Unk.-Present |
| | Burlington Northern Railroad | O | 1882-1988 |
| **1825 Pacific Avenue** (Could not locate based on available information.) | | | |
| 0320043151 | City of Tacoma | O | Unk.-Present |
| | Burlington Northern Railroad | O | 1882-1988 |
| **1901 Pacific Avenue** (Could not locate based on available information.) | | | |
| 0320043152 | Washington State Historical Society | O | 1990-Present |
| | Burlington Northern Railroad | O | 1882-1988 |
| **4th and Dock Street** (3) | | | |
| 8950002121 | Burlington Northern Railroad | O | 1896-Present |
| | Port of Tacoma | O[7] | 1973-Present |
| **East D and East 21st Street** (56) | | | |
| 8950001720 [8950001721] | Burlington Northern Railroad | O | 1900-Present |
| **East D and East 21st Street** (56) | | | |

[7]BNRR records indicate that in 1973, an easement over this property was conveyed to the Port of Tacoma.

**BURL Burlington Northern and Santa Fe Railway, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 8950001721<br>5215000940<br>[8950001720[8]] | Burlington Northern Railroad | O | 1900-Present |
| **Dock St. near Mouth of Thea Foss** (4) | | | |
| 8950002122 | Burlington Northern Railroad | O | 1896-Present |
| **Dock St. near Mouth of Thea Foss** (7) | | | |
| 8950002110 | Burlington Northern Railroad | O | 1896-Present |
| **1100 - 1500 Dock Street** (11) | | | |
| 8950001951 | Burlington Northern Railroad | O | 1896-Present |
| **1179 Dock Street** (14) | | | |
| 8950002040 | Jean E. Trucco | O | 1996-Present |
| | Joseph L. and Jean E. Trucco | O | 1969-1996 |
| | Colonial Fruit and Produce | T | 1978-Present |
| | Howard J. and Anita A. Williams and | O | Unk.-1969 |
| | Burlington Northern Railroad | O | Unk. |
| **1179 Dock Street** (15, 16) | | | |
| 8950002050<br>8950002060 | Jean E. Trucco | O | 1996 - Present |
| | Joseph L. and Jean E. Trucco | O | 1978 - 1996 |
| | Colonial Fruit and Produce | T | 1978 - Present |
| | Burlington Northern Railroad | O | Unk. |
| **1543 Dock Street** (21, 23) | | | |

[8] According to BNRR, this parcel was split into two parcels, 8950001721 and 52150000940[sic] in 1992.

**BURL Burlington Northern and Santa Fe Railway, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 8950001880<br>8950001890 | Burlington Northern Railroad | O | Unk. |
| | George Scofield Co. | T | 1944-1989 |
| | Northern Pacific Railroad | O | Unk. |
| **1549 Dock Street** (24, 25) | | | |
| 8950001900<br>8950001910 | North Pacific Plywood | T | 1951-1983 |
| | Metropolitan Parks District of Tacoma | O | 1991-Present |
| | Burlington Northern Railroad | O | Pre-1930-1991 |
| | Northern Pacific Railroad | O | Unk.-1930 |
| **1715 Dock Street** (26) | | | |
| 8950001920 | Burlington Northern Railroad | O | Unk. |
| | George Scofield Co. | T | 1944-1989 |
| | Northern Pacific Railroad | O | Unk. |
| **Dock St. and S. 21st Street** (22) | | | |
| 8950001930 | Burlington Northern Railroad | O | 1986-Present |
| **23rd and Winthrop** (35) | | | |
| 2022000030 | Burlington Northern Railroad | O | 1930-Present |
| **City WW Between B and C Streets** (36) | | | |
| 0320092019 | Burlington Northern Railroad | O | 1899/1951-Present |
| **23rd and East C St. near Head of Thea Foss WW** (37) | | | |
| 2071190040 | Burlington Northern Railroad | O | 1899-Present |
| **East D Street near Head of Thea Foss WW** (38) | | | |
| 2071200040 | Burlington Northern Railroad | O | 1899-Present |
| **2300 East E Street** (51a) | | | |

**BURL Burlington Northern and Santa Fe Railway, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 2073240010 | Burlington Northern Railroad | O | 1888-Present |
| **Puyallup Avenue and East E Street** (51) | | | |
| 2073230010 | Burlington Northern Railroad | O | 1888-Present |
| **East 21st and East D Street** (56) | | | |
| 8950001721 | Burlington Northern Railroad | O | 1900-Present |
| **East D and East 21st Street** (54) | | | |
| 8950001730 | Burlington Northern Railroad | O | 1899-Present |
| **21st and East D Street** (50, 53) | | | |
| 2071260010 | Burlington Northern Railroad | O | 1900-Present |
| **East 21st and East D Street** (Unable to locate based on available information.) | | | |
| 5215000930 | Burlington Northern Railroad | O | 1900-Present |
| | Land Recovery, Inc. | T | 1993-1995 |
| **East D Street Between 18th and 19th** (69) | | | |
| 6370000070 | Burlington Northern Railroad | O | 1900-Present |
| **Northern Pacific ROW East of Thea Foss WW and South of 15th Street** (Unable to locate based on available information.) | | | |
| NA | Burlington Northern Railroad | O | 1864-Present |
| **Hygrade Food Products Corp.**[9] (Unable to locate based on available information.) | | | |
| 0320044006 | Burlington Northern Railroad | O | 1899-Present |
| **540 East 15th Street** (Unable to locate based on available information.) | | | |
| 0320041050 | Burlington Northern Railroad | O | 1900-Present |
| | Gordon and Virginia Pickering | T | 1987-Present |
| **15th and St. Paul Avenue** (Unable to locate based on available information.) | | | |

[9]This is the address listed in BNRR's response and in the Assessor's records.

**BURL Burlington Northern and Santa Fe Railway, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 0320041014 | Burlington Northern Railroad | O | 1900-Present |
| **1002 East D Street** (168) | | | |
| 8950000890 | Olympic Chemical Corporation | O/T | 1983 - Present |
| | Olympic Chemical Corporation | T | 1976 - 1983 |
| | Burlington Northern Railroad | O | 1900-1983 |
| **1646 East J Street** ( 96) | | | |
| 0320041001 | Rainier Plywood Co., Inc. | T | 1955-1986 |
| | Rainier Plywood Co., Inc. | O/T | 1986-Present |
| | Mathews Heating Oil d.b.a. Griffin Galbraith Fuel Co. | T | 1989-1993 |
| | Burlington Northern Railroad | O | Unk.-1986 |

**Summary of Evidence:**

- Party owns or has owned numerous parcels in the vicinity of Thea Foss and Wheeler-Osgood Waterways.
- Party has been cited for releases of oil, solvents, fuel hydrocarbons, chromium, copper, lead, zinc, and PAHs.
- Party is the owner or former owner of sites where site operators have been named as PRPs (e.g., Chevron USA, J.D. English, J.M. Martinac Shipbuilding, Olympic Chemical, Port of Tacoma, Rainier Plywood).
- Party is current owner of Parcel Nos. 2022000021 and 2022000030 - a portion of the former Coal Gasification Site.

Burlington Northern Railroad Company (Burlington Northern) owns or has owned in the past several parcels of land abutting and upland from the Mouth of the Thea Foss, the Head of the Thea Foss, and Wheeler-Osgood Waterways. Burlington Northern or its predecessor, Northern Pacific Railway Company, have operated as a common railroad carrier in the area since acquiring its original property in 1864. A historical plat map shows that at some time in the early 1900s, Northern Pacific Railroad Company had subdivided almost the entire peninsula between the Middle and Thea Foss Waterways, indicating that it owned all of this property at one time. Much of the property Burlington Northern owns currently has been and still is used as railroad track right of way and train yards (PTI

**BURL Burlington Northern and Santa Fe Railway, continued**

F/WOBURL7RIR060289).
Information about releases of problem chemicals at certain properties that Burlington Northern (Glacier Park Co./Burlington Resources) sold to the City of Tacoma in approximately 1991 is documented in the City of Tacoma and Burlington Resources party reports. Information about Burlington properties leased by other third parties or currently owned by other parties identified in the table above (Chevron USA, J.D. English Steel, J.M. Martinac Shipbuilding, Olympic Chemical, the Port of Tacoma, and Rainier Plywood) is also contained in the narrative reports for those individual parties. A number of properties that were identified by Burlington Northern or other parties as properties that were previously owned and either leased or purchased from Burlington were not identified with sufficient detail to allow EPA to make a positive connection between the property and the railroad[10]. These properties are not discussed in this narrative or indicated on the property map that accompanies it. Information about other properties that are still owned by Burlington is documented below.

1501 East D Street

- Party owns or has owned two parcels, one of which abuts the Head of the Thea Foss Waterway, that have been leased for an extended period to J.M. Martinac Shipbuilding.

- Lessee has been noted for releases of hazardous materials including paint wastes, copper slag grit, and sand blast material, to the waterway.

[See narrative for J.M. Martinac Shipbuilding Corp.]

Burlington Northern, or its predecessor Northern Pacific Railroad, has owned parcels 5215000655 and 5215000906 since approximately 1864. The larger of the two parcels, 5215000655, which is situated adjacent to the waterway, has been leased to J.M. Martinac Shipbuilding since the late 1920s. There is a discrepancy as to the present ownership of this parcel: Burlington Northern's 1997 104(e) Response indicates that the parcel is currently owned by the railroad, although Washington tax assessor records indicate that Martinac is the current owner. Irrespective of the current ownership issue, Martinac, at some point during its lease with Burlington Northern, has been cited by Ecology for discharging paint wastes and blasting grit from parcel No. 5215000655 to the waterway and storm drains since as early as 1975. In September of 1975, an Ecology inspector noted in his inspection report that Martinac had spilled oil on its dock over the water, and had dumped debris and blasting sand directly into the water (CACI HFJMMS3IR092575).

EPA's Round 2 Data Evaluation (Hart Crowser, 1997) indicates SQO exceedances in intertidal sediments of problem chemicals. The exceedance ratios for the identified were as follows: copper (1.16), zinc (1.02), and PCBs (5.87). Exceedance ratios for problem chemicals detected in bank samples at this location were 5.31 (copper) and 2.46 (zinc)

[10]Burlington identified many properties with which it has had a past association without the use of parcel, lot, or block numbers, e.g., "west of commercial dock" and "various parcels north of E. 15th St...." For this reason, EPA was unable, in many instances, to positively identify the property to which Burlington was referring.

**BURL Burlington Northern and Santa Fe Railway, continued**

(CACI F/WOEPA1TR042997).

Wheeler-Osgood Waterway

- Party owns property abutting Thea Foss Waterway and abutting and submerged by the Wheeler-Osgood Waterway.
- Minor petroleum contamination of the soils on the property has been documented.
- Large amounts of sandblast grit and ASARCO slag have been documented on banks of the Wheeler-Osgood Waterway on property owned by party.
- Contamination of numerous problem chemicals has been documented in the southern half Wheeler-Osgood Waterway on property owned by party.

Burlington Northern owns the southern portion of the Wheeler-Osgood Waterway, parcel No. 0320041028, which includes both intertidal and submerged lands (CACI F/WOBURL7RIR041697). The vacant property is unpaved and partially revegetated (PRC HFBURL3IR120192). According to Burlington Northern in its 1997 response to EPA's request for information, this area was used between 1926 and 1936 as a log storage site by Foss Launch and Tug. A number of other parties, primarily petroleum parties, leased various parcels between East 15th St. and Wheeler-Osgood Waterway for storage and distribution of fuel oil, maintenance of a wharf and pipelines, and other petroleum-related activities. One party also used property in the area for the manufacture of concrete pipe (CACI F/WOBURL7RIR041697). A literature survey reports that large amounts of sandblast grit, including ASARCO slag, are present along the shoreline and in sediments owned by Burlington Northern (PRC F/WOTACO5CR060189). A 1992 Ecology inspection report indicates that there is no evidence of spills or releases of problem chemicals from the property (PRC HFBURL3IR120192).

However, the southern half of Wheeler-Osgood Waterway, which is owned by Burlington Northern, is contaminated with a number of problem chemicals which exceed SQO levels for those contaminants. Samples obtained from the southern banks of the Wheeler-Osgood Waterway as part of EPA's Round 2 Data Evaluation exhibited exceedances of HPAH, LPAH, phthalates, and PCBs. The ranges of the exceedances were as follows: HPAH (1.04 to 2.06), LPAH (1.18 to 2.0), phthalates (1.54 to 2.31), and PCBs (1.03 to 3.20). Phenols and semivolatiles were also observed to exceed the SQO in this area (CACI F/WOEPA1TR042997).

The western end of parcel No. 0320041028 also abuts the Head of the Thea Foss Waterway, and prior to 1989, Chevron leased a pipeline corridor from Burlington Northern which ran parallel to Wheeler-Osgood Waterway between an oil off-loading platform on Thea Foss Waterway and the eastern border of Burlington's property (CACI F/WOBURL3IR120192). The pipeline corridor, which contained four pipelines, continued beyond Burlington's property to the Chevron Bulk Plant at 1648 East J Street (No. 0320044002). The pipelines were removed by Chevron in 1989, and subsequent to their removal, GeoEngineers analyzed the soil in the vicinity of the pipeline terminus on the

**BURL Burlington Northern and Santa Fe Railway, continued**

Burlington Northern property. Soil samples taken from depths of between three and 13 feet were analyzed for gasoline, diesel, TPH, and BETX. A soil sample taken from one of the borings at 13 feet had a strong petroleum odor and displayed a slightly oily sheen, but lab analyses indicated that the TPH was low (below 300 ppm for all samples). A groundwater monitoring well was also installed in the vicinity of the pipeline terminus (MW-3) and groundwater was encountered at approximately 10 feet. No evidence of free floating petroleum product was found on the groundwater (CACI F/WOBURL3IR120192).

In an August 21, 1995 letter from Christine Neumiller of Ecology to Christina Ngo of EPA, Neumiller stated that Ecology believed that sufficient information existed to suggest that the former Chevron Bulk Plant (including the main plant at 1648 J Street, the pipeline corridor, and four fuel pipelines which ran from the Bulk Plant to the pipeline terminus located on the southwest corner of Wheeler-Osgood Waterway where it meets Thea Foss Waterway) is not an ongoing source of contamination to the Wheeler-Osgood Waterway Problem Area. Neumiller's letter, along with sampling data collected by GeoEngineers as part of their investigation of the pipeline corridor and terminus, was attached to a September 11, 1997 letter to Robert Betcone, Assistant City Attorney for the City of Tacoma, from Chevron (CACI F/WOCHEU7LTR091197).

Bank samples obtained from the southern banks of the Wheeler-Osgood Waterway as part of EPA's Round 2 Data Evaluation exhibited exceedances of SQOs for HPAH, LPAH, phthalates, and PCBs. The ranges of the exceedance-s were as follows: HPAH (1.04 to 2.06), LPAH (1.18 to 2.0), phthalates (1.54 to 2.31), and PCBs (1.03 to 3.20). Phenols and semivolatiles were also observed to exceed the SQO in this area (CACI F/WOEPA1TR042997).

465 East 15th Street

- Party owns property on which soils contaminated with millscale, kerosene, and petroleum products have been documented.

- Site drains to Head of Thea Foss Waterway.

J.D. English Steel Company operated a steel cutting and bending operation on parcel No. 5215000421 (or 0420) from July 1, 1946 through June of 1993 (CACI F/WOBURL7RIR041697). The site was slightly upland (approximately 60 feet) from the south shore of Wheeler-Osgood Waterway. English owned the building in which they conducted business but the property was leased from Burlington Northern. The English site was inspected by Ecology in November of 1992. It had been in operation at the East 15th Street location for 45 years at the time it was inspected, and at that time, the company was planning a move to a new facility in Auburn, WA. The Ecology inspectors referenced standing water on the site at the time of the inspection and noted that stormwater drainage was to Foss/Wheeler-Osgood. No evidence of notable spills of oil or liquid were mentioned. The English representative that met with the Ecology inspectors indicated that English was attempting to sell their building and that they had had a Phase I Environmental Assessment done by Enviros. English's representative indicated that he would provide Ecology with a copy of the report within a few days. The Ecology inspectors

**BURL Burlington Northern and Santa Fe Railway, continued**

observed a ferrous metal grit around the entrances to most of the buildings. They concluded that it resulted from the handling and bending of the rebar, and that it consisted of steel scale (PRC WOJDES3IR110392).

An August 11, 1992 Enviros Phase 1 Environmental Assessment Report of the English site noted an 8 by 20 foot area of exposed soils containing waste metal shavings, which Enviros presumed had been historically dumped by English (CACI F/WOJDEC7PASI081192). Enviros also noted 10 to 15 scattered metal parts in the surrounding area of grass and shrubs. To the west of the building and along the vegetated south property border, Enviros noted scattered debris mixed with the scrub and brush, which included old concrete, old tie wire, used grinding wheels, and bits of rusted rebar. Metal shavings were also visibly and tangibly mixed with the soil in the area. Along the building's exterior west wall, Enviros observed three separate areas of exposed soil mixed with metal shavings. Additionally, the soils adjacent to the company's dumpster were recorded as having a strong petroleum odor, which Enviros speculated came from metal shavings which had been exposed to machine cutting oils (kerosene) during steel bending/cutting processes. Within the southeast corner shop entry is a rail spur which bisects the building. Enviros observed a steel grate and associated drain underneath a piece of sheet metal situated between the two rails. The covered grate was thought to be a storm water drain. Adjacent to the rail spur and along the foundation wall was a narrow and shallow pit (12 inches) containing various scrap metal pieces (CACI F/WOJDEC7PASI081192).

Walter Pich, Environmental Manager for Norwicki and Associates, performed a site characterization of the English site in May of 1993. Pich drilled 10 borings and took 19 samples at various depths. PAH contamination was evident, although only one of the 19 samples indicated PAHs at or above 200 ug/kg. A Site Characterization Report dated June 29, 1993, to which the Norwicki and Associates report was attached, was prepared by Langseth Environmental Services (Langseth). Langseth noted an area approximately 11 feet by 24 feet located near the northeast rear of the building area which was thought to be possibly contaminated with a petroleum substance. Using Thin Layer Chromatography, a small area of soil contamination was detected. On June 25, 1993, the "hot spot" was excavated to a depth of 30 to 36 inches. The pit was then refilled and brought to grade with clean fill (CACI F/WOJDEC7SAR062993).

Burlington Northern was aware of a small area of soil on the property which English had discovered in 1992 which was contaminated with metal shavings (millsacale) that had been exposed to kerosene. Pursuant to the lease they had with the railroad, English was required to remediate any environmental contamination at the site. Burlington Northern is currently unaware of the status of the cleanup of the contaminated metal shavings (CACI F/WOBURL7RIR041697).

The Washington Secretary of State lists J.D. English Steel Company as a currently inactive corporation. The last annual report for English that is on file with the Secretary of State is for 1995 (CACI F/WOJDEC11CAR121898).

Tacoma Rail Yard

**BURL Burlington Northern and Santa Fe Railway, continued**

- Party owns and operates a railroad yard comprised of parcel Nos. 2073240010, 2073230010, 8950001721, 8950001730, 2071260010, and 5215000930.

- Site has been noted for numerous releases of problem chemicals, including PAHs, rail car washing wastewater, and metals.

- Site partially drains to Head of Thea Foss Waterway.

The Tacoma Rail Yard is bounded on the west by East D Street, the South by Puyallup Ave., the east by Portland Ave., and the north by various properties located on the south side of East 19th Street. In addition to tracks, the Rail Yard contained a box car cleaning area in the western portion of the site that is currently operated by an independent contractor, and a rail car inspection and repair shed located in the west central portion of the property. There was an air compressor near the car shop on the west side of the site and the soils in the vicinity of the compressor (approximately 10 to 15 feet in diameter) were noted by Ecology's Inspector in December of 1992 to be covered with oil (PRC HFBURL3IR120392). As of 1992, there was also a compressor near the sand tower which had a small amount of oil around it, and a third (portable) compressor with two 55-gallon drums of oil sitting next to it. The soil in the vicinity of this compressor also was oily. Southwest of the car repair area is an area where cars are fueled and inspected. The fuel facility is used only for "topping off" locomotives. There is an above ground diesel tank which feeds several pumping stations along a stretch of track, which is lined with metal. The track was described by the Ecology Inspector as very oily (PRC HFBURL3IR120392). A turntable and roundhouse were also located in the southwest portion of the site, and a diagram from a shoreline application submitted by Burlington Northern in approximately 1972 appears to show drainage from an oil trap situated next to the roundhouse to the Head of the Thea Foss Waterway somewhat east of the Twin 96-ers (CACI HFBURL7PA101167). Currently, only the foundation for the roundhouse, the turntable, and a car conditioning area remain (CACI F/WOBURL7RIR041797). Residue from tank car washing has reportedly been spilled onto the soil, and wastewater was apparently discharged to the waterway. Spills of unreported material are documented at the property (PRC F/WOTACO5R060189). An inspection conducted by Ecology on August 20, 1987 reported that waste solvents and waste oil were improperly mixed and stored in tank cars at the facility. A waste discharge permit issued in 1971 allowed wastewater from the car washing operations to be discharged to the Thea Foss Waterway at East C and East 23rd Streets after it was treated in an oil/water separator (CACI F/WOBURL9NTS082087).

Low levels of problem chemicals have been detected in soils and runoff from the property. In 1988, "slightly elevated" (no concentrations documented) metals and PAHs were detected in sediments and soils in the pond area. In 1992, copper (0.166 mg/L), lead (0.140 mg/L), and zinc (0.150 mg/L) were detected in water in a storm drain downstream of the property (an incoming tide may have affected the sample). Sediments in the drain contain unspecified contaminants below CB/NT sediment quality objectives (PRC HFBURL3IR120392).

In February of 1994, the site was again called to the attention of Ecology as a result of the WA Dept. of Transportation's application for a water quality certification for construction

**BURL Burlington Northern and Santa Fe Railway, continued**

of the new SR 509 extension through part of the old car wash pond on the east side of the property (CACI HFBURL3MEMO051994). Appendix G to "State Route 509 East West Corridor Project, Tacoma, Geotechnical Report," by Shannon and Wilson, dated August 1992, includes analytical data for four samples obtained from pond sediments. The pond sediments are described as a "tar-like substance approximately 6 to 8 inches thick, underlain by a gray, clayey, silt." The samples contained elevated levels of arsenic, cadmium, copper, lead, and zinc. Sample 1291PS01 contained several PAH compounds ranging from 22,000 - 260,000 parts per billion, which are extremely high concentrations for PAH compounds. According to Ecology, a 1993 GeoEngineers report includes results from five additional sediment samples, a monitoring well, and eight test pits surrounding the pond. The sediment samples contained some elevated arsenic, cadmium, and lead. Some of the test pit samples contained elevated TPH, and the monitoring well contained slightly elevated arsenic, chromium, and lead.

The lines on the north part of the yard are mostly leased for various loading and unloading operations. The south and east part of the yard are lines used for storage and transportation. The site itself is drained by a combination of open ditches and underground pipes. Only a small part of the site is paved. The Tacoma-Pierce County Health Dept. Commencement Bay Drainage map shows the Burlington Northern pond discharging towards the Thea Foss Waterway through an open drainage canal and a piped stormwater system. An October 21, 1992 UBAT Inspection Report for Burlington lessee TTX (PRC HFBURL3IR102192) also indicates that the site storm drains flow to outfall No. 243 (and ultimately to Thea Foss) and that the site in general drains to the Thea Foss Waterway. However, site maps for the proposed SR 509 show the pond discharging to the Puyallup River, according to Dave Smith of Ecology. Smith contacted Burlington Northern to clarify the issue of drainage, and was told by Mike Clift, Environmental Engineering Manager for Burlington Northern, that the drainage from the pond is to the Puyallup River. This was confirmed, according Smith, by Dave Devoigne of HDR Engineers, whose staff has observed the drainage from the railroad pond to the east toward the Puyallup River. Devoigne also stated that the flow goes through a pump station (CACI HFBURL3MEMO051994). Runoff from the locomotive fueling area drains through an oil/water separator and into the sanitary sewer. When asked if they had a permit, a Burlington representative present during Ecology's inspection indicated that the Tacoma Sewer Utility had told Burlington several years earlier that they did not need one (PRC HFBURL3IR120392).

Union Station

Burlington Northern previously owned the property commonly known as Union Station (parcel Nos. 0320043149, 0320043151, and 0320043152). The site contained a station and related trackage, and was used as a passenger and freight terminal. Burlington Northern ceased all operations at the station prior to 1980. A portion of the site was sold to the State of Washington in 1984 for use as part of the SR 705 Highway Spur, and the remainder was sold to Glacier Park (Burlington Resources) in 1988 (CACI F/WOBURL7RIR041697). Currently, the City of Tacoma owns 0320043149 and 0320043151, and 0320043152 is owned by the Washington Historical Society.

**BURL Burlington Northern and Santa Fe Railway, continued**

Burlington Northern noted in its 1997 104(e) Response that the City of Tacoma had discovered petroleum contaminated soil at the Union Station property which had allegedly been caused by two leaking underground storage tanks. According to Burlington Northern, the tanks and contaminated soil were remediated by the City in 1992.

23rd and Winthrop (2200 Block - Dock Street)

- Party owns property upland from the Head of the Thea Foss Waterway in the vicinity of the former Coal Gasification Site.
- Total carcinogenic PAH in the area exceeds MTCA cleanup standards.
- Coal tar contaminants have been detected in groundwater, which flows west to east (towards the waterway) across party's property.
- NAPL coal tar contaminants have been detected on party's property.

Burlington Northern has owned the right-of-way (ROW) in the 2200 Block of Dock Street since 1930 (CACI F/WOBURL7RIR041697). The ROW is situated on Block 22, slightly west of the Head of the Thea Foss Waterway (CACI F/WOTACO7RIR030797). Black and Veatch Special Projects Corp. (Black and Veatch) conducted an evaluation in 1996 of Block 2200 near the Head of Thea Foss Waterway based on data collected during the Site Characterization Study conducted in 1992 - 1993 and the Pre-Remedial Design Investigation conducted in 1995-1996. The concentrations of total carcinogenic polynuclear aromatic hydrocarbons in soils in the vicinity of monitoring well MW-08 (east of the ROW towards the waterway) ranged from 23.9 mg/kg to 202.4 mg/kg; the range of Total carcinogenic PAH in the vicinity of monitoring well MW-09 (also east of the ROW towards the waterway) was from 12.1mg/kg to 49.0 mg/kg. Total carcinogenic PAH in groundwater from MW-08 was 4.3 ug/l in 1992 - 93, and 280 ug/l in 1995 - 96. The range of Total carcinogenic PAH in the vicinity of monitoring well MW-07 (west of the ROW and upland from the waterway) was between 8.2 mg/kg and 99.2 mg/kg. Total carcinogenic PAH were not detected in groundwater in 1992 - 93 in MW-09, although in 1995 - 96, the concentration for Total carcinogenic PAH in groundwater was 3,900 ug/l. Total carcinogenic PAH was not detected in MW-07 in 1993 - 93, although in 1995 - 96, the concentration for Total carcinogenic PAH was 229 ug/l. Naphthalene was detected at a concentration of 8,200 ug/L in groundwater from MW-07 in 1992 - 93, and at 8,500 ug/l in 1995 - 96 sampling. Groundwater from MW-08 had a concentration of 2,300 ug/l in 1992 - 93 sampling, and in 1995 - 96, the concentration was 3,400 ug/l. In MW-09, the concentrations in groundwater were 2,400 ug/l and 2,700 ug/l for sampling in 1992 - 93 and 1995 - 96, respectively. Black and Veatch concluded as a result of their investigation that there are surface and subsurface soils across the site (Block 2200) that contain Total carcinogenic PAH exceeding MTCA cleanup standards, and there is a continuous zone of non-aqueous phase liquid (NAPL) and an associated plume of dissolved contaminants. Considering all available data, Black and Veatch also concluded that there are very strong indications that dissolved and NAPL coal tar contamination is present in surface soil Total carcinogenic PAH, subsurface soil, and groundwater on the Burlington property within Block 2200 (CACI HFTACO7CR043096).

**BURL Burlington Northern and Santa Fe Railway, continued**

1549 Dock Street

North Pacific Plywood Company (North Pacific) manufactured plywood at this property abutting the Head of the Thea Foss Waterway from 1951 to 1983. North Pacific owned the plant but leased the land from Burlington Northern, which had owned the property since the early 1900s. Burlington Northern's predecessor, the Northern Pacific Railroad, operated a locomotive boiler construction facility on the property until 1930. Between 1930 and 1951, the Tacoma Veneer Company (1930-1940), and the Oregon-Washington Plywood Company (1940-1951) operated at the property. North Pacific's manufacturing operations included log cutting and gluing, curing, sanding, and warehousing of plywood. Wood laminate glues containing phenolic resins are used extensively in the process (PRC HFNORL3IR071483).

**Outstanding Issues:**

An outstanding issue exists concerning property ownership of the west side of the Head of the Thea Foss Waterway. Burlington owns track right-of-way along virtually the entire west side. However, EPA's records show a break in the ROW at the southern end hear the head of the waterway. The break in the ROW occurs in the Coal Gasification Site.

There is a discrepancy as to the present ownership of parcel No. 5215000655. Burlington Northern's 1997 104(e) Response indicates that the parcel is currently owned by the railroad, although Washington tax assessor records indicate that Martinac is the current owner. The current 104(e) response from Martinac is vague in that they state that "Martinac owns or leases the properties listed" (on Enclosure B), but they do not specify which are owned or leased.

Although it was previously thought that Burlington Northern was a PLP for the Coal Gasification Site, Dave Smith of Ecology has indicated that they are not. According to Ecology Inspector Marv Coleman, Ecology acknowledges the railroad's small ownership (the parcel owned by Burlington is 3700 square feet) but has elected not to pursue them because there is no record of their being involved with the coal gas plant.

The drainage issue for the Rail Yard needs to be clarified. It appears, based on more recent documents, including Ecology Inspection Reports and information from Dave Smith, that the east side of the site drains to the Puyallup River. Site maps for the proposed SR 509 highway show the pond on the east side of the site draining to the Puyallup River as well. Earlier Ecology and TPCHD documents suggested that the entire site originally drained to the Puyallup River through a series of "open ditches and underground pipes." Some documents in the file suggest that the whole site initially drained to the Thea Foss and that, after the work on the 705 extension, the site was regraded to drain to the river. Confirmation as to this needs to be sought as well as for drainage to the west side of the site.

The Washington Dept. of Natural Resources (DNR) lists three inactive leases with

**BURL Burlington Northern and Santa Fe Railway, continued**

Burlington's predecessor Northern Pacific Railway which were entered into "for the purpose of building and maintaining wharves, docks and other structures upon said described harbor area for convenience of navigation and commerce . . . ." Harbor Area Lease 22-000105 (Harbor Area fronting Tacoma Tideland Blocks 29, 30, and 31); Harbor Area Lieu Lease 22-000136 (issued in lieu of Lease 22-000105 for the area fronting Tideland Blocks 29, 30, and 31 in order to conform the leased area to the Board of Commissioner's 1901 replat of the Tacoma Tidelands for the designation of Middle Waterway); and Harbor Area Lieu Lease 22-000756 for the tidelands fronting Block 29 and a portion of Block 30 (issued in lieu of Lease 22-000136 in order to conform to the NPRR Plat A from the west line of Middle Waterway and the west line of East E Street). Each of the leases referenced above were issued shortly after the turn of the century and terminated in approximately 1930 or 1931 (CACI F/WOWASR7RIR031897).

Burlington Northern stated in its 1997 104(e) Response that it had owned several properties in the vicinity of Thea Foss Waterway which were not essential to the railroad's operations. These properties were either sold or transferred to Glacier Park Company (Glacier Park) in the 1988 - 1990 time frame[11]. Although the railroad described the properties that were conveyed to Glacier Park, no parcel numbers or addresses were provided. Burlington Northern indicated that all historic records relating to the properties were conveyed along with the properties to Glacier Park (CACI F/WOBURL7RIR041687).

The corporate relationship between Burlington Northern and Burlington Resources needs to be established.

**Corporate History:**

Burlington Northern originally incorporated in Delaware on January 12, 1961, under the name Great Northern Pacific and Burlington Lines, Inc. On March 2, 1970, three other railroad companies merged into Burlington Northern Railroad Company, who then changed its name to Burlington Northern, Inc. The three other companies were: Great Northern Railway Company; Northern Pacific Railway Company; and Chicago, Burlington and Quincy Railroad Company. On May 14, 1981, the company changed to its current name, Burlington Northern Railroad Company, and became a wholly owned subsidiary of Burlington Northern, Inc. (BNI).

BNI incorporated in Delaware on March 30, 1981, under the name Burlington Northern Holding Company. The name was changed to BNI on May 14, 1981. In May 1988, BNI reorganized and divested itself of many subsidiaries, but these did not include Burlington Northern.

**Administrative Actions:**

[11]See the narrative for Burlington Resources Company for a summary of the relationship between Burlington Northern Railroad and the Glacier Park Company.

**BURL Burlington Northern and Santa Fe Railway, continued**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Burlington Northern Railroad - RFI (CACI F/WOBURL1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Burlington Northern Railroad - GNL/RFI (No copy in file.) |

**Descriptions of Documents Related to Burlington Northern Railroad:**

CACI F/WOCHEU7LTR091197: 09/11/97. John D. Wolff, Senior Superfund Specialist, Chevron Research and Technology Co. Advises Robert Betcone of the City of Tacoma that Chevron has no plans to participate with the City and other PRPs in the cleanup of Th Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOBURL1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Burlington Northern's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFATLR7RIR070997: 07/09/97. Kevin R. McSpadden, Esq., Legal Dept., ARCO. Supplemental response of ARCO to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLANR7RIR070297: 07/02/97. Harvey Doman, Operations Manager, Land Recovery, Inc. Transmits follow-up documents to the 6/27/97 response of Land Recovery, Inc. to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFGEOS7RIR042397: 04/23/97. Edward J. Owens, Lonestar Northwest, Inc. Response of Lonestar Northwest, on behalf of George S. Scofield Co., to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFPACM7RIR041897: 04/18/97. Thomas M. Kilbane, Ater, Wynne, Hewitt, Dodson and Skerritt, LLP. Response of Pacific Northern Oil to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOBURL7RIR041697: 04/16/97. Karin S. Torain, General Attorney, Burlington Northern Santa Fe Railway. Response of Burlington Northern to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

**BURL Burlington Northern and Santa Fe Railway, continued**

CACI F/WOUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Company. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOCHEU7RIR040397: 04/03/97. John D. Wolff, Senior Superfund Specialist, Chevron Research and Technology Company. Response of Chevron to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOBURL7LTR040297: 04/02/97. Konrad J. Liegel, Esq., Preston, Gates and Ellis. LLP. Confirms that Burlington Northern has been given until 4/17/97 to respond to EPA's 104(e) request re Burlington's activities near the Thea Foss and Wheeler-Osgood Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG7RIR031197: 03/11/97. Stephen Secrist, Staff Counsel, Washington Natural Gas. Response of Washington Natural Gas to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFTOTS7RIR030797: 03/07/97. L.R. Westgard, Totem Marine Services. Response of Totem Marine Services to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney, City of Tacoma. Response of the City of Tacoma to EPA's 1/31/97 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOBURL1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Burlington Northern Railroad's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOBURL7LTR022497: 02/24/97. Konrad J. Liegel. Request on behalf of Burlington Northern Railroad for extension of time in which to respond to 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOBURL1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Burlington Northern Railroad's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFPORA1NTS012497: 01/24/97. Ken Marcy, EPA Region 10. Note to file re Port of Tacoma, Eva Palka and Associates, Condor Group, Metro Parks, and the ownership of

**BURL Burlington Northern and Santa Fe Railway, continued**

each with regard to the Port of Tacoma City Marina Site. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI MINORN1RFI052896: 05/28/96. LeRoy Loiselle, EPA Region 10. Request for information to Burlington Northern Railroad with regard to Northern Pacific Railroad's operations in the vicinity of Middle Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO7CR043096: 04/30/96. Andy Markos, Black and Veatch Special Projects Corp. Sets forth B&V's conclusions with regard to investigation of Block 2200 of Dock Street (near former Coal Gas Site) total carcinogenic PAH concentrations in both soil and groundwater Document type: Memorandum. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5SCR112995: 11/29/95. Karen Crockett, Senior Laboratory Analyst, Tacoma Public Works Utility Services Laboratory. Coal Tar Fingerprint Analysis for Foss Round 2 Core Samples. Document type: Source control report. Enforcement quality: Undocumented data from any source.

CACI HFBURL3MEMO051994: 05/19/94. J. Mercuri, Ecology. Memo to Burlington Northern file re summary of drainage and contaminants at old car wash pond. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFBURL5PASI121492: 12/14/92. Bison Engineering, Inc. Phase II environmental site investigations of several Glacier Park properties for sale to the City of Tacoma; includes PAH, metal, TPH soil sampling (20,640 mg/kg HPAH). Document type: Preliminary Assessment/Site Investigation. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFBURL3IR120392: 12/03/92. J. Mercuri, Inspector, Ecology. UBAT inspection report; notes metals in stormwater drain (copper, zinc, lead); metals in sediments (lead, copper, zinc); sediments in lagoons (PAHs, metals); drain 2 Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI F/WOBURL3IR120192: 12/01/92. D. Smith, M. Coleman, Neumiller, Ecology. UBAT Inspection Report re Burlington Northern RR vacant property at south corner of Wheeler-Osgood and Thea Foss waterways. Suspected contaminants are PAHs in groundwater. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFBURL3IR120192: 12/01/92. Smith, Inspector, Ecology. UBAT inspection report. Document type: Inspection Report. Enforcement quality: Documents from

**BURL Burlington Northern and Santa Fe Railway, continued**

agencies/agents.

PRC WOCASD3IR111392: 11/13/92. Coleman, Neumiller, Inspectors, Ecology. UBAT Inspection report for Cascade Drywall; no known problem chemicals identified; 2 drums with unidentified solidified material were noted on a pallet behind the office building Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOJDES3IR110392: 11/03/92. Shrieve, Coleman, Inspectors, Ecology. UBAT inspection report; notes ferrous metal grit from cutting rebar on ground surface with surface runoff to Wheeler-Osgood (but no storm drains). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFBURL3IR102192: 10/21/92. Ecology. UBAT inspection report for TTX facility owned by Burlington Northern Railroad; pressure washing rail cars; TTX owned by Trailer Train Co. of Chicago. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Burlington Northern. Document type: Preliminary Site Assessment. Enforcement quality: Documents supplied by PRPs/agents.

PRC F/WOTACO5TR060790: 06/07/90. Parametric, Inc. City Waterway Environmental Review; E 21st St carwash; residue from train car cleaning dumped on-site may have contained solvents and chemicals; several spills reported; soil/surface runoff to Head of Foss. Document type: Technical report. Enforcement quality: Standard reference documents.

PRC HFPORA7RIR073189: 07/31/89. Port of Tacoma. Response to RFI; marina; identifies hazardous substances generated by fishing fleet (waste oil, paint, paint thinner, hydraulic fluid); runoff collects in storm drains/discharges to Foss. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC CBPORA7RIR073189: 07/31/89. Port of Tacoma. Response to RFI for parcel 55 (11 Schuster Pkwy); no description of site activities; grain terminal and pier. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI WOBURL1RIR060289: 06/02/89. Burlington Northern Railroad. Response to Request for Information from Burlington Northern. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

**BURL Burlington Northern and Santa Fe Railway, continued**

PRC HFNORL3IR071483: 07/14/83. K. Cook, D. Anderson, Inspectors, Ecology. Inspection report for North Pacific Plywood; notes that dryer condensate water goes to waterway when there is a fire in the dryer - contains boiler chemicals. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFMOBOCOM000000: 01/01/01. C. Douthwaite. Pleading filed in District Court, Western District of WA; Complaint for Damages. Document type: Complaint (legal). Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

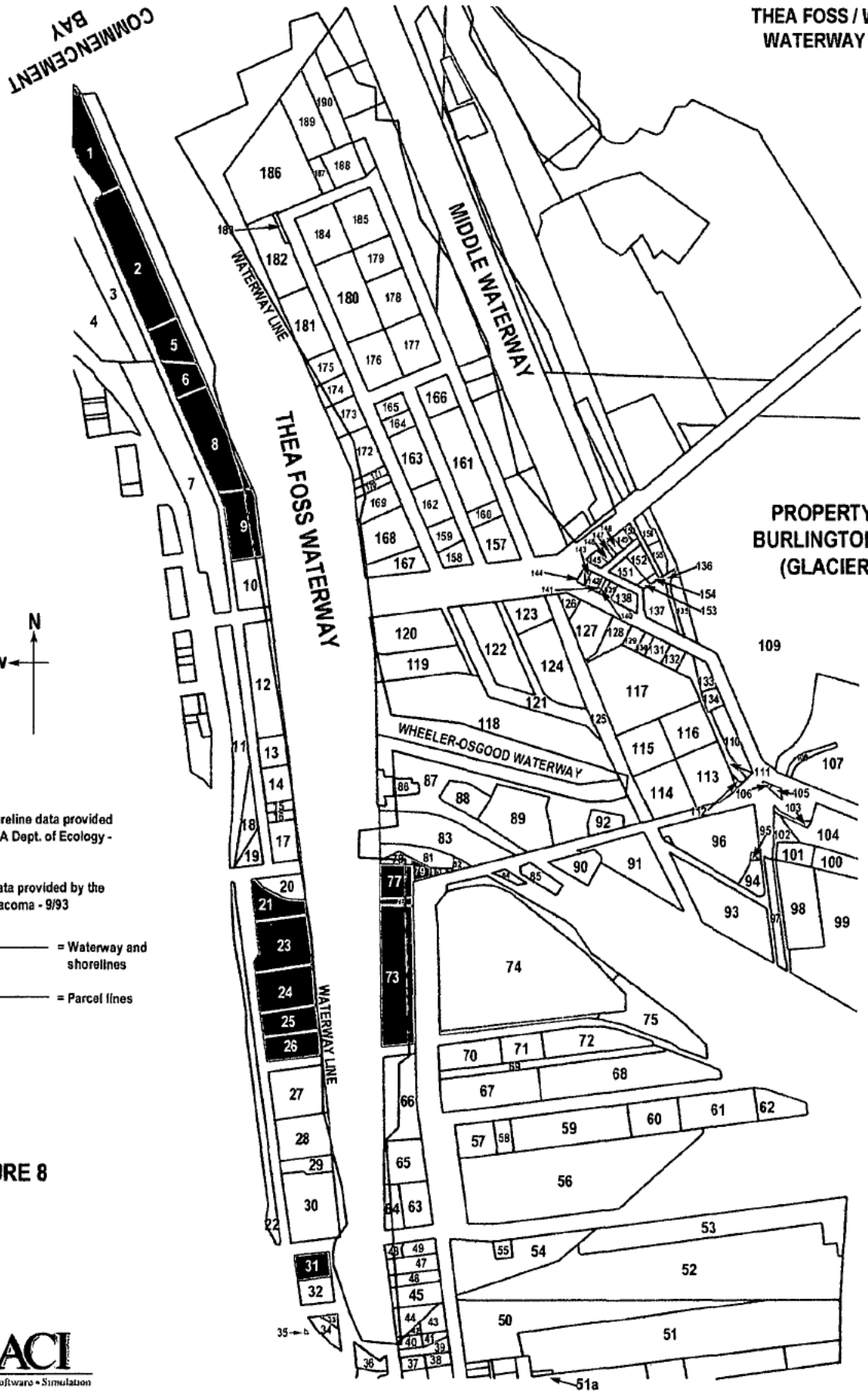


FIGURE 8

CACI
Systems • Software • Simulation

## BURR Burlington Resources, Inc., continued

**Party address:**

5051 Westheimer Road, Suite 1400
Houston, TX 77056

**Contact persons:**

Curt Warnock
c/o Burlington Resources, Inc.
P.O. Box 4239
Houston, TX 77210-4239
(713) 624-9500

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **401-405 Dock Street** (1) | | | |
| 8950002131 | Metropolitan Parks District | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **535 Dock Street** (2) | | | |
| 8950002152 | Dock Street Tacoma Assoc. | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **705 Dock Street** (5, 6) | | | |
| 8950002171 | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **705, 821 Dock Street** (8, 9) | | | |

**BURR Burlington Resources, Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 8950002181 | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **1543-1715 Dock Street** (21, 23, 26) | | | |
| 8950001880<br>8950001890<br>8950001920 | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | George Scofield Co. | O/T | 1930/1964 - 1989 |
| **2101 Dock Street** (31) | | | |
| 8950001822 | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **1549 Dock Street** (24, 25) | | | |
| 8950001900<br>8950001910 | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **1715 E. Dock Street** (26) | | | |
| 89500001920 | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| **1616 East D Street** (73) | | | |
| 8950001571 | City of Tacoma | O | 1991 - Present |
| | Port of Tacoma (Improvements only) | O | 1987 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk. - 1988 |
| | Condor Group | T | 1996 - Present |

**BURR Burlington Resources, Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Eva Palka and Associates | T | 1987 - 1996 |
| | Marshall Perrow | T | 1979 - 1987 |
| **No Address** (76) | | | |
| 8950001580 | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk.-1988 |
| **City Waterway** (77) | | | |
| 8950001600 [8950001601] | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk.-1988 |
| **No. Address** (79) | | | |
| 3200410029 | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk.-1988 |
| **1502 E. D Street** | | | |
| No Parcel No. | City of Tacoma | O | 1991 - Present |
| | Glacier Park Company | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Unk.-1988 |
| | Martinac Shipbuilding Corp. | T | 1972 - Present |

**Summary of Evidence:**

- Party owned numerous parcels adjacent to the Thea Foss Waterway from approximately 1988 until 1991.
- Many parcels have been found to contain elevated levels of PAHs and other contaminants of concern.
- Pathways to the waterway include stormwater runoff and direct discharge.

The Glacier Park Company (Glacier Park) is the former owner of 21.5 acres along the Thea Foss Waterway that were previously owned by Burlington Northern Railroad (BNRR). The properties, many of which are associated with contamination, are currently owned by the City of Tacoma and/or the Metropolitan Parks District of Tacoma. Many of the

properties previously owned by Glacier Park are adjacent to the Thea Foss Waterway and pathways for releases would be stormwater runoff and direct discharge (CACI F/WO BURL7RIR041697, PRC F/WOTACO5CR060189).

1543 -1715 Dock Street

[See narrative for George Scofield Company.]

Parametrix noted in the June 1989 City Waterway Environmental Review that the former George Scofield Co. (Scofield) Site at 1543 - 1715 Dock Street was used as a concrete batch plant. Parametrix indicated in their report that the operation was supposed to recycle their truck wash water, but that the system occasionally overflowed. BENLAB, who apparently conducted the analyses of Scofield's effluent waste water, indicated that the company was in compliance with Dept. of Ecology waste water permit regulations for oil and grease and chemical oxygen demand, but that one third of the time the pH level of Scofield's effluent waste water exceeded Ecology's acceptable limit of nine. Parametrix noted that pH has the most dramatic effect on the marine environment (CACI F/WOTACO8TR060189).

Bison Engineering, in a 1990 investigation of the former Scofield and North Pacific Plywood sites, collected 12 soil samples from a depth of 6 feet. The samples were composited into three samples which were then analyzed for metals, TPH, and SVOCs. The TPH concentrations in the composited samples were greater than the SQO of 200 ppm. Subsequently, the 12 individual samples were analyzed for TPH. One sample from the southeast corner of the property contained 4,450 ppm TPH. Of the four additional samples collected in the vicinity of the high concentration sample, one had a concentration of 796 ppm (PRC FBURL7PASI121490).

Hart Crowser, Inc., in a December 1996 Technical Memorandum and Environmental Data Assessment prepared for the City of Tacoma, noted that the Tacoma Door and Sash Company, which operated on the northern parcel later operated by Scofield, burned to the ground in 1938 along with the adjacent buildings of the Scofield operation. At that point, Scofield expanded to the property vacated by Tacoma Door and Sash after the fire. Hart Crowser indicated in their report that the fire likely released metals and also PAHs from the roofing materials that were stored there. Scofield also had a fleet of trucks which they maintained onsite at a machine and vehicle maintenance shop, and Hart Crowser has indicated that the associated oils, metals, and solvents represent a significant concern for this property. Figure I-2 of Hart Crowser's report indicates TPH concentrations of 374 mg/kg in groundwater at the southern end of the Scofield property and 981 mg/kg in soil at a depth of six feet in the same location. They also note elevated lead concentrations near the location of the former foundry and machine shop (CACI FTACO7TR122096).

1549 Dock Street

**BURR Burlington Resources, Inc., continued**

[See narrative for North Pacific Plywood.]

According to Parametrix in their 1989 Environmental Review, numerous spills of glue waste have occurred at the former North Pacific Plywood site. The Tacoma Veneer Company, which operated at this site beginning in 1922, used a wood treating oil sprayer along the southern border of the property. Oil and gas tanks were also present as were several boiler complexes over the years. Another plywood concern, the OR-WA Plywood Company, operated at the site between the years that Tacoma Veneer and North Pacific were there. Parametrix notes that in the 1960s, residual glue in the spreaders was deposited on land at the site, although the exact location of such deposition is not known. In addition to the three plywood operations, other uses of the property since 1912 included a machine shop and foundry, fuel handling wharf, and sand and gravel storage. As of the time of Parametrix' environmental review, the site was vacant, although concrete slabs and remnants of the plywood mill remained. Possible contaminants, based on the types of operations that had been present, would include heavy metals, chlorinated solvents, and slag or ash. Leakage from fuel storage and inadequate handling may have penetrated the ground and resulted in groundwater contamination as well. Phenolic resins used in plywood glue may also be a remaining contaminant at the site. Parametrix also noted that North Pacific Plywood was a possible source of 4-methylphenol to the waterway (CACI FTACO7TR122096, CACI F/WOTACO8TR060189).

Tetra Tech Inc. indicated in their 1985 Remedial Investigation (RI) that the former North Pacific Plywood site is a possible source of 4-methylphenol to City Waterway (CACI CBTETR9RI080185). Dames and Moore noted in a 1982 report that disposal of glues has been associated with the plywood industry since the 1960s. It was also noted in the report that numerous spills have occurred on the former North Pacific Plywood site (PRC GF3CR010182).

Bison Engineering, as part of their 1990 investigation, collected 12 soil samples from a depth of six feet which were composited into three samples. Two carcinogenic PAHs, chrysene and benzo(k)fluoranthene, were detected at 1.0 and 1.2 ppm, respectively. One composite sample had a TPH concentration of 555 ppm. When each of the individual samples that made up the composite were analyzed for TPH, one was found to have a TPH concentration of 2,430 ppm (PRC FBURL7PASI121490).

Additionally, Hart Crowser noted in their 1996 report that compounds potentially associated with glues and resins, specifically phthalates and phenols, were detected in soils near the former plywood operations on this property, as well as oil-range petroleum in soil near the former location of the boiler/machine shop operation (CACI HFTACO7TR122096).

1502 D Street

[See narrative for J.M. Martinac Shipbuilding.]

## BURR Burlington Resources, Inc., continued

Bison Engineering collected two samples from a depth of three feet and composited them into one sample which was analyzed for metals, TPH, and SVOCs. Metals were not detected at concentrations that exceeded MTCA Method B standards although PAHs (benzo(a)anthracene (13.0 ppm), chrysene (8.45 ppm), benzo(b)fluoranthene (5.22 ppm), and benzo(a)pyrene (2.09 ppm)) were detected. The composited sample also contained a TPH concentration of 1,120 ppm (PRC FBURL7PASI121490).

**Additional Information:**

Northwest Point Park

Northwest Point Park, located at 401 and 431 Dock Street, previously the location of the Commercial Dock, was used consistently as a warehouse for general cargo and a passenger terminal. A coal bunker was located on the north end of the property prior to 1925. Parametrix, Inc., in their City Waterway Environmental Review, June 1989[12], noted that if coal was used in a boiler on the property, the possibility exists that there may be heavy metal contamination on the property (PRC F/WOTACO5CR060189). Hart Crowser, Inc. (Hart Crowser), who conducted soil and sediment sampling at Northwest Point Park in 1994, collected sediment samples from the upper 10 centimeters of the Park beach slope on August 31, 1994. Sample NWPP-S, a four-point subtidal composite collected along the waterway-side of the Park, revealed SQO exceedances of phenols, chlorinated organic compounds, LPAHs, and HPAHs. The concentration for 2,4-Methylphenol, at 35 ug/kg, exceeded the SQO of 29 ug/kg only slightly. N-Nitroso-Diphenylamine, at 35 ug/kg, barely exceeded the SQO of 28 ug/kg. Hexachlorobenzene, however, at 270 ug/kg, was more than 12 times the SQO of 22 ug/kg. Only one LPAH, phenanthrene, which had a concentration of 2500 ug/kg, exceeded the SQO of 1500 ug/kg. The exceedance was approximately one and a half times the SQO. All of the HPAHs exceeded the SQO, and total benzofluoranthenes, at 8,800 ug/kg, exceeded the SQO by the highest margin. Benzo(g,h,i)perylene, at 790 ug/kg, exceeded the SQO (of 720 ug/kg) by the smallest margin. Total HPAHs, at 27,720 ug/kg, exceeded the SQO of 17,000 ug/kg by 1.63 percent. A second composite soil sample collected from the beach area on the north part of the site revealed no exceedances of the SQO. Two upland composite soil samples likewise showed no SQO exceedances (CACI MFMETP7LTR112294).

1616 D Street (City Marina)

Bison Engineering collected five soil samples which were composited into one sample which was analyzed for metals, TPH, and SVOCs. TPH was detected at a concentration of 981 ppm. Two additional samples were collected and analyzed separately for metals

[12]Parametrix cited a report titled Market Analysis and Development Plan for Glacier Park Properties on the West Side of City Waterway (Property Counselors, Inc., 1988) for information on properties previously owned by Glacier Park.

**BURR Burlington Resources, Inc., continued**

and TPH. These samples contained arsenic concentrations of 5.1 and 7.5 ppm. They did not exceed the area background levels of 20 ppm. TPH concentrations from the two samples were 20.9 and 165 ppm (PRC FBURL7PASI121490).

**Outstanding Issues:**

Burlington Resources did not receive a 104(e) Information Request from EPA[13] and thus provided no response. The sources of information for this narrative, including parcel numbers and addresses, were the Parametrix City Waterway Environmental Review (1989), the Bison Engineering Report on Thea Foss Properties (1990), Hart Crowser's Sampling and Analysis Results, Northwest Point Park Soil/Sediment Characterization (1994), Black and Veatch's Area Wide Feasibility Study and Phase 1 Remedial Investigation for Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway (1994), Hart Crowser's Technical Memorandum and Environmental Data Assessment (1996), and the files for Burlington Northern Railroad and the City of Tacoma. Additional information regarding the above properties can also be found in the narratives for George Scofield Company, J.M. Martinac Shipbuilding, and the Port of Tacoma/City Waterway Marina.

**Corporate History:**

The Glacier Park Company (Glacier Park) was incorporated in April of 1974 as BNL Development Corp., a subsidiary of Burlington Northern Inc. (BNI). In April of 1982, the name of BNL Development was changed to Glacier Park Company. In May of 1988, BNI conveyed all of the outstanding stock in Glacier Park to Burlington Northern Railroad (BNRR), which then conveyed it to Burlington Resources, Inc. (BRI). Subsequently, BNRR sold or transferred to Glacier Park a number or properties in the vicinity of Thea Foss and Wheeler-Osgood Waterways that were not essential to railroad operations (CACI F/WOBURL7RIR041697).

Burlington Resources, Inc. (BRI) began it's life in 1988 when it was spun off by its former parent, BNI. BRI currently explores, develops, and produces oil and gas. BRI is also the parent of wholly-owned subsidiary Glacier Park (CACI F/WOBURR8LEXIS120898).

**Administrative Actions:**

| Date | Document |
|---|---|

[13]EPA did not locate Burlington Resources until June of 1997; at that time, sufficient information had been received from other PRPs via 104(e) responses to establish ownership (through Glacier Park) of contaminated property. Additional information from Burlington Resources as to their involvement with (i.e. ownership of) the subject properties would not have affected EPA's decision to name this party as a PRP.

**BURR Burlington Resources, Inc., continued**

7/25/97 General Notice Letter, Burlington Resources, Inc. - GNL/RFI (CACI F/WOBURR1GNL072597)

**Descriptions of Documents Related to Burlington Resources, Inc. (f.k.a. Glacier Park Co.)**

CACI F/WOBURR8LEXIS120898: 12/08/98. Standard and Poor's. Corporate Description re Burlington Resources, Inc. BRI is an S&P 500 company, incorporated in 1988, in the business of oil and gas exploration, development, and production. Document type: Lexis printouts. Enforcement quality: Standard reference documents.

CACI F/WOBURR1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Burlington Resources (fka Glacier Park Co.) re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MFMETP7RIR052197: 05/21/97. Steve Knauer, Director of Planning and Development, Metropolitan Park District of Tacoma. Response of the Metropolitan Park District to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOBURL7RIR041697: 04/16/97. Karin S. Torain, General Attorney, Burlington Northern Santa Fe Railway. Response of Burlington Northern to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPORA1NTS012497: 01/24/97. Ken Marcy, EPA Region 10. Note to file re Port of Tacoma, Eva Palka & Associates, Condor Group, Metro Parks, and the ownership of each with regard to the Port of Tacoma City Marina Site. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI FTACO7TR122096: 12/20/96. Hart Crowser Earth and Environmental Technologies. Technical Memorandum/Environmental Data Assessment - Thea Foss Upland Properties Cleanup. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMETP7LTR112294: 11/22/94. Yip Chun, Philip Spadaro, Hart Crowser, Inc. Transmits sampling and analysis results for Northwest Point Park soil/sediment characterization. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI FTACO7RIFS040194: 04/01/94. Black and Veatch Waste Science and Technology

**BURR Burlington Resources, Inc., continued**

Corp. Area Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway. Document type: Remedial Investigation/Feasibility Study. Enforcement quality: Documents supplied by PRPs/agents.

CACI M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Thea Foss Waterway properties owned by Burlington Northern subsidiary Glacier Park Co. Concludes that hydrocarbons are present at high levels at many properties. Document type: Preliminary Assessment/Site Investig. Enforcement quality: Documents supplied by PRPs/agents.

PTI F/WOBURL7RIR060289: 06/02/89. Burlington Northern Railroad. Response to Request for Information from Burlington Northern. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO8TR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review prepared on behalf of the City of Tacoma Dept. of Planning. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC GF3CR010182: 01/01/82. Dames & Moore. Historic Land Use Survey of the Tacoma Tideflats prepared on behalf of the WA Dept. of Ecology. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

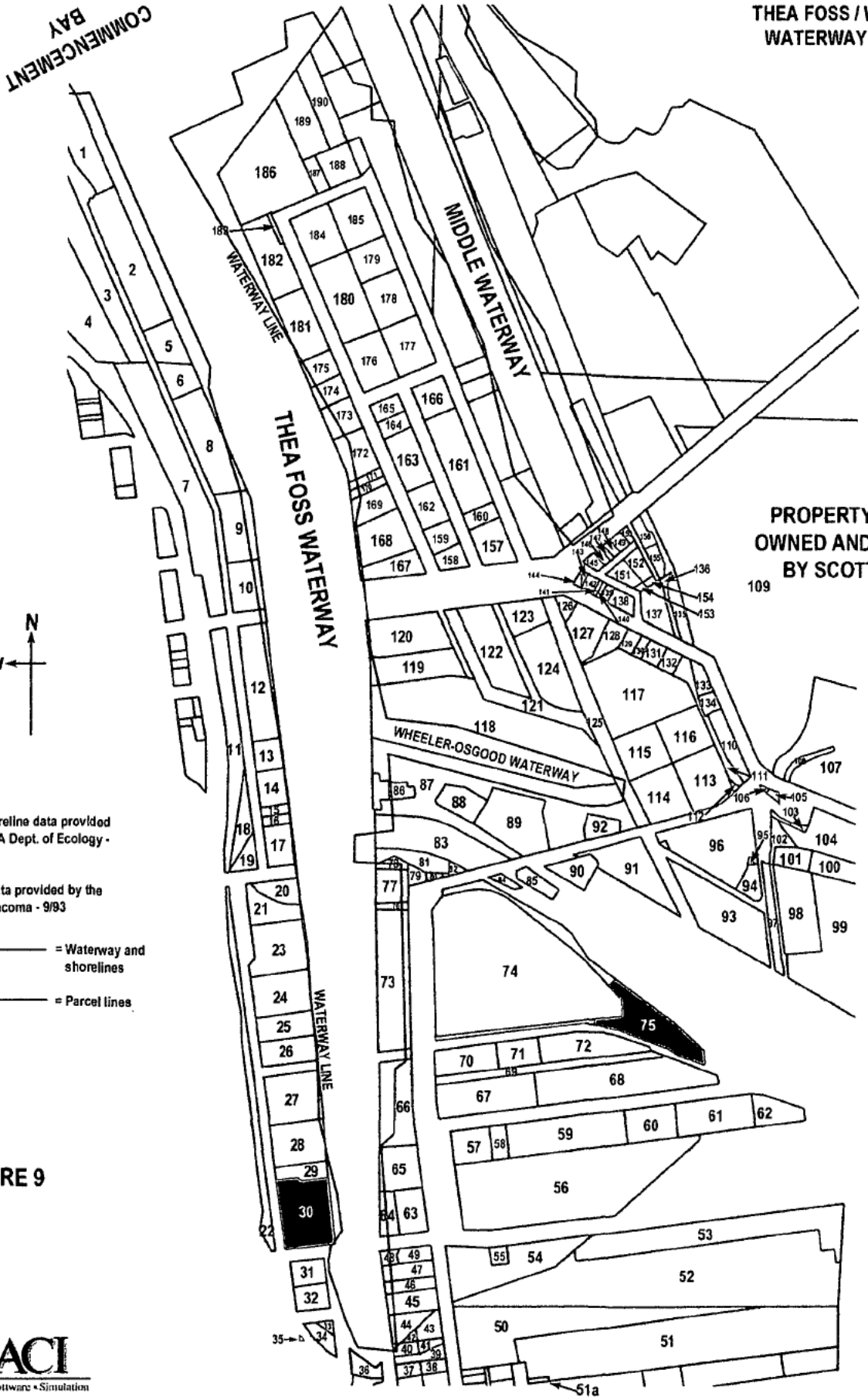


FIGURE 9

CACI
Systems • Software • Simulation

## CAMS Campbell, Scott M., continued

**Party address:**

457 East 18th Street
Tacoma, WA 98421-2404

**Contact persons:**

Scott M. Campbell
(b) (6)
(b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **457 East 18th St** (75) | | | |
| 8950001721 | MPS Terminal Corp. | O | 1995-Present |
| | MPS Tacoma, Inc. | T | 1998-Present |
| | MPS, Inc. | T | 1990 - 1998 |
| | James Roberts and Scott Campbell Joint Venture | O | 1989-1994 |
| | Truck Rail Handling | T | 1994-Present |
| | Arrow Transportation | T | 1990-1997 |
| | MPS, Inc. | T | 1990-1996 |
| | Exxon Chemical | T | 1990-Present |
| | Eastman Chemical | T | 1990-1996 |
| | Wes-Pac Transportation | T | 1990-1996 |

## CAMS Campbell, Scott M., continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990-Present |
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908-1990 |
| **1933 Dock Street** (30) | | | |
| 8950001870 | Metropolitan Parks District | O | 1996-Present |
| | Dock Street Partners/Richard Ohlson | O | 1991-1996 |
| | Coastcraft, Inc. | O | 1986-1990 |
| | Brandrud Furniture Co. | T | 1986-1991 |
| | Harmon Cabinet Co./Coastcraft, Inc. | O/T | 1960-1986 |
| | Harmon Manufacturing, Inc. | O/T | Unk.-1960 |

[For additional information on releases from and the cleanup of the MPS site, see narrative for MPS, Inc. and WesPac.]

**Summary of Evidence:**

- Party co-owned and operated a rail car transloading facility at 457 East 18th St., upland from the Head of Thea Foss Waterway from approximately 1990 - 1994.

**CAMS Campbell, Scott M., continued**

- Party's facility has transloaded a variety of chemicals at the MPS site including BEP and Phthalates.

- BEP has been detected in high concentrations both in the waterway and in soils on the MPS site.

- Party also owned a trucking company which operated at MPS site and has been repeatedly cited for waste discharge violations and miscellaneous illegal discharges to storm drains which drain to Outfall 248.

Mr. Scott Campbell co-owned, with Mr. James Roberts, the rail car transloading facility known as the MPS Site from approximately 1989 - 1994. According to his response to an April 4, 1997 General Notice Letter and 104(e) Information Request, Campbell was a shareholder in the company that built the MPS terminal, but he had no operations controls. Campbell maintains that Roberts currently has control over the operations of the site and has since its inception. Campbell stated in his November 20, 1997 104(e) Response that he assigned all his stock in the MPS entities to Roberts on December 31, 1993 (CACI HFCAMS7RIR112097).

Campbell was aware of no underground structures at the MPS facility with the exception of storm drain and containment lines which manifolded into aboveground tanks and sumps. The storm drainage and containment lines were used to collect contact stormwater and spills and to prevent off premises contamination. Campbell is aware of one spill incident that occurred during his involvement in which roof emulsion (asphalt) entered the storm sewer (see WesPac narrative) but the material was pumped out using WesPac equipment. Campbell maintains that any residual material would have solidified long before it could have reached the Thea Foss Waterway. According to Campbell, the sewer was inspected and found to be clean and free of contaminants (CACI HFCAMS7RIR112097). Contradictory evidence exists which shows that both asphalt and other hazardous substances were in the storm drain system and were sources of hazardous substances in the Thea Foss Waterway.

In November 1995, the City of Tacoma Sewer Utility Services Engineering Division, in a joint inspection conducted with the Dept. of Ecology, obtained soil samples from 12 locations on the Arrow Transportation facility at the MPS site. Exceedances of the cleanup objectives were noted for copper, lead, mercury, zinc, BEP, and TPH. Exceedances for BEP alone were as high as 6,400,000 ug/kg in the soil sample taken from the vicinity of catch basin C7. A sample taken from the area near catch basin C10 had a concentration of 3,500,000 ug/kg for BEP (CACI HFARRT5IR110295). Sampling on September 6, 1996 of catch basin S1, which is located between the tank farm and the warehouse used by Truck Rail Handling, revealed 5.8 ug/l of BEP in water samples and 350,000 ug/kg in sediment/soil samples. Catch basin S3, which is located slightly upstream of S1 and due east of the tank farm, was sampled 10 days later on September 15. Water samples

**CAMS Campbell, Scott M., continued**

indicated BEP concentrations of 26 ug/l, and sediment/soil samples were 28,000 ug/kg. Catch basin S6, which is upstream of S3 and northeast of the tank farm, was also sampled on September 15, and water samples revealed 8.9 ug/l of BEP; sediment/soil samples were 310,000 ug/kg (CACI HFMPSI3MAP061296). A soil sample obtained from the area near the west rail revealed a pyrene concentration of 10,000 ug/kg. Catch basin S6, which is slightly south of the west rail diapered containment area, was also the location of an asphalt spill in October 1995 (allegedly caused by WesPac) from which approximately 2,000 gallons of asphalt were recovered (CACI HFWSPC3IR042296). Catch basins S1, S2, S3, S5, and S6 all drain to Outfall 248 which discharges to the Head of the Thea Foss Waterway.

On October 6, 1995, discharge of black/brown material from Outfall 248 at the Head of the Thea Foss Waterway was traced by City of Tacoma and Dept. of Ecology representatives back to the MPS site, where a WesPac employee was observed washing down a truck using a citrus-based solvent (CACI HFWSPC5MEMO012095, CACI HFWSPC3IR042296). It was apparent to the Inspectors that the WesPac employee had drained the tanker into the catch basin and was cleaning the exterior of the truck with citrus cleaner when they arrived. Inspectors checked the storm drains on 18th Street and discovered that the first manhole was full of brown material and tar patties similar to what had been found at the MPS site. There were also tar balls visible which were clinging to the sides of the manhole. The second manhole contained similar material and was somewhat diluted in comparison to the first. The water in the third and fourth manholes was progressively diluted. Campbell was contacted immediately and when he arrived at the site, he blamed the incident on a saboteur who had drained his truck and then left the shut-off valve to the storm drain open. WesPac was ordered to pump out the catch basin until the water was clear (CACI HFWSPC5MEMO012095).

Inspector Oberlander returned to the site on December 11, 1995 and discovered numerous pails, buckets, and drums of oily waste material. He also observed a tanker truck which was, again, parked and being washed over a storm drain. Oberlander concluded, based on laboratory data and field observations, that WesPac's intentional cleaning of the truck and trailer over the large catch basin was the source of the release on October 6, 1995 (CACI HFWSPC3IR042296). Campbell received a $1,500 enforcement from the City of Tacoma Sewer Utility for violation of city codes. WesPac received a Notice of Violation from the City of Tacoma Dept. of Public Works for the illicit discharge to the Thea Foss Waterway (CACI HFWSPC5NOV020296).

Ecology Inspector Joyce Mercuri wrote to Roberts and counsel for Roberts and MPS in October of 1996 and outlined the work that was required Ecology in order to rectify the problems at the site. The work involved cleaning out all sediments and residual asphalt from the storm drain catch basins, sumps, and drain lines at the site, repair of the stormwater collection system, and removal of all wastes, drums, contaminated soil, and contaminated water that had been pumped from the storm drain after the release in

**CAMS Campbell, Scott M., continued**

October of 1995[14]. After reviewing bids on the work, Clean Care was eventually hired to perform the work. Mercuri and Troy Nacarrato met at the MPS site on December 19, 1996 with Ralph Palumbo, counsel for Roberts, and Justin Freed of Clean Care to explain the requirements that were outlined in her October, 1996 letter. Mercuri directed Palumbo and Freed to the areas of concern, specifically the storm drain system that drains to the Thea Foss Waterway, for which cleanout was paramount. She also addressed problems with the non-functioning containment system, which included asphalt clogged catch basins, a torn track liner, and broken tank piping. Other areas of concern included the area of the asphalt spill discussed previously, an oil/waste dump area at the west end of the railroad tracks, and an unused area of track covered with oily dirt that appeared to have seeped into the timbers below. Mercuri indicated in her notes of this visit at the MPS site that Mr. Brad Cady, manager of Truck Rail Handling (an MPS site lessee), called her attention to an oily area adjacent to the north railroad track. Cady indicated to Mercuri that the source of the oily material that had stained the area was the non-functioning stormwater collection system. Apparently, asphalt material that had been spilled into the system was backing up through the pipes and overflowing onto the ground. Mercuri advised Palumbo and Freed that correction of this problem should be included in the work performed by Clean Care (CACI HFMPSI3MEMO121996). Mercrui, who completed a UBAT Inspection Report summary of her visit to the MPS site on October 19, 1996 noted that she observed a pile of white plastic powder on the ground north of the tank farm (near catch basin S-6). Mercuri advised Cady, as she had in the past, that allowing this material to be spilled on the ground was unacceptable (CACI HFTRUR3IR121996).

CleanCare Corp. (CleanCare) entered into a Service Agreement with MPS, Inc. in June of 1997 for the pressure cleaning of the portions of the storm drain system at the MPS site (on the west side near the tank farm and the east side near Arrow's former operations) and the disposal of sludge and sediments found in the drainage system. The issue of compliance testing of the stormn drains and catch basins was discussed between representatives of CleanCare, Ecology, and the City of Tacoma, and a consensus was reached that specific analytic testing would not be required at that time. After the pressure washing operations, there were no sediments or sludge left in the catch basins or drain lines to test. Liquids and sludge removed from the storm system were, however, sampled and tested for the presence of BEP (CACI HFMPSI7CR061797).

The City of Tacoma Sewer Utility conducted the follow-up sampling at the MPS site in 1998 as part of an ongoing BEP source investigation and found significant SQO exceedances for BEP. SQO exceedances of other constituents, such as HPAHs, were noted as well. On April 15, 1998, 4-Methylphenol was observed at a concentration of 180,000 ug/kg (versus the SQO of 670 ug/kg), Fluoranthene was observed at 2,700 ug/kg (versus the SQO of 2,500 ug/kg) and Phenol was detected at 1,500 ug/kg (compared with the SQO

[14]The asphalt-contaminated water which had been pumped from the storm drain after he release in October, 1995 remained, as of October 1996, in the tanker truck into which it had been pumped a year earlier.

**CAMS Campbell, Scott M., continued**

of 420 ug/kg) in catch basin S9 sediments (south and east of the truck wash area). Concentrations of 4-Methylphenol on April 15 were 3,200, 3,200, and 4,200 ug/kg in catch basins WCG (south of the west rail area), S1 (south of the tank farm), and S3 (east of the tank farm), respectively. BEP, for which the SQO is 1,300 ug/kg, was detected on the same date at 2,700 ug/kg, 67,000 ug/kg, and 54,000 ug/kg in catch basins 407 North (on the south side of 18th Street near Building A), the office catch basin, and catch basin S9, respectively. BEP was also detected on April 15 at concentrations of 6,200 ug/kg, 120,000 ug/kg, and 92,000 ug/kg in catch basins WCG, S1, and S3 (the site of the asphalt spill near the rail containment area), respectively. Phenol was detected in catch basin S1 sediments on April 15 at a concentration of 3,200 ug/kg (as compared to the SQO of 420 ug/kg). BEP, Pentachlorophenol, and Pyrene were documented in manhole sump sediments (upstream from Outfall 245) on April 15 at concentrations of 30,000, 56,000 ug/kg, 12,000 ug/kg, respectively (CACI HFMPSI5SR050698).

Numerous HPAHs were also observed at concentrations exceeding the SQO in June of 1998. Benzofluoranthenes was observed at a concentration of 13,000 ug/kg (compared with the SQO of 3,600 ug/kg) in catch basin C9 (north of the office in the rail containment area) on June 2, while BEP was documented at a concentration of 2,500,000 ug/kg. The concentration of BEP in catch basin C11 (at the west end of the east rail area) on June 2 was 1,600,000 ug/kg, 5,500,000 ug/kg in catch basin C15, 11,000,000 ug/kg in catch basin C17, and 75,000 ug/kg in catch basin C19 (at the east end of the east rail area) on June 2, 1998. The following constituents were detected in east rail sediments on June 2, 1988 in exceedance of SQOs: Benzo(a)anthracene at a concentration of 2,200 ug/kg (versus the SQO of 1,600 ug/kg); Benzo(a)pyrene at 2,200 ug/kg (versus the SQO of 1,600 ug/kg); Benzo(g,h,i)perylene at 1,600 ug/kg (versus the SQO of 720 ug/kg); Benzofluoranthenes at 11,000 ug/kg, BEP at 12,000, Chrysene at 6,700 ug/kg (versus the SQO of 2,800 ug/kg), Fluoranthene at 2,700 ug/kg, and Indeno(1,2,3-c,d)pyrene at a concentration of 1,700 ug/kg (versus the SQO of 690 ug/kg). BEP concentrations for catch basins C18 and C19 were 380,000 and 75,000 ug/kg, respectively. Lastly, 4-Methylphenol (at a concentration of 2,300 ug/kg) and BEP (at 730,000 ug/kg) were detected in tank farm sludge at the MPS site on June 2, 1998 (CACI HFMPSI5SR063098).

**Corporate History:**

Scott Campbell and James Roberts purchased the MPS property in 1989 and constructed the transloading facility known as the MPS Terminal. MPS, Inc. was formed by Campbell and Roberts as the operating entity for the MPS property (CACI HFCAMS7RIR112097). The joint venture of Campbell and Roberts filed for bankruptcy under Chapter 11 in 1996, and both MPS, Inc. and MPS Terminal Corp. are currently in bankruptcy proceedings in the Federal Bankruptcy Court in Tacoma, WA (CACI HFMPSI7RIR033197). Campbell has personally filed for Chapter 7 bankruptcy. Roberts has an agreement with the Chapter 7 Trustee of Campbell's bankruptcy to purchase Campbell's interest in both companies and the joint venture (CACI HFMPSI7RIR033197). Campbell's interest in the property was

**CAMS Campbell, Scott M., continued**

transferred to Roberts on December 31, 1994, who subsequently transferred title to MPS Terminal Corp. (CACI HFMPSI7PLDG100698). Campbell no longer holds an interest in the facility or the company which owns it (CACI HFCAMS7RIR112097).

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 4/04/97 | General Notice Letter/104(e) Request for Information, Scott Campbell - GNL/RFI (CACI HFCAMS1GNL/RFI040497) |
| 4/04/97 | 104(e) Request for Information, WesPac, c/o Scott Campbell - RFI (CACI HFWSPC1RFI040497) |
| 1/31/97 | General Notice Letter/104(e) Request for Information, Dock Street Partners, c/o Scott Campbell - GNL/RFI (CACI HFDOCP1GNL/RFI013197 |

**Descriptions of Documents Related to Scott Campbell:**

CACI HFMPSI1EMAIL111098: 11/10/98. Lori Houck, EPA. Discusses MPS bankruptcy, cleanup of the MPS site and associated costs, funds available for cleanup, recontamination, and the possible sale of MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS7PLDG102198: 10/21/98. Casey Gordon Davis, P.S. Disclosure Statement for Debtor's Consolidated Chapter 11 Plan of Reorganization. Includes attached Notice of Claims Bar Deadline, Notice of Hearing on Chapter 11 Plan. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI7PLDG100698: 10/06/98. Casey Gordon Davis, P.S. In re: Campbell and Roberts, a Joint Venture, d/b/a/ MPS Terminal Corp./In re MPS Inc. Includes Disclosure Statement for Debtors' Consolidated Chapter 11 Plan of Reorganization. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5SR063098: 06/30/98. Troy Nacarrato, City of Tacoma Public Works Dept. Transmits 6/2/98 storm drain sampling results for MPS site. Notes high concentrations of

**CAMS Campbell, Scott M., continued**

BEP. Exceedances of certain HPAHs are noted as well. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7CR061797: 06/17/97. CleanCare, Corp. MPS, Inc. Completion of Site Work (Scope of Work Item No. 1) re the cleanout of MPS site storm drain lines and catch basins and the disposal of potentially contaminated sediments. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWSPC1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Wes-Pac's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Scott Campbell's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFDOCP1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Dock St. Partners. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be assessed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Scott Campbell. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be assessed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Wes-Pac Transportation Co. Inc. Advises that a response to the 104(e) request must be received within 7 days or civil penalties will be assessed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/97. Dave Smith, Dept. of Ecology. Fax tranmittal

**CAMS Campbell, Scott M., continued**

with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPST8LEXIS052297: 05/22/97. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by MPS Terminal Corp. for Chapter 11 Bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFDOCP1MEMO041097: 04/10/97. Keven McDermott, Civil Investigator, EPA Region 10. Transmits corporate status information on Dock Street Partners, Wes-Pac Transportation Co., Package Services Co., and Puget Sound Plywood. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS1GNL/RFI040497: 04/04/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Scott Campbell. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC1RFI040497: 04/04/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Scott Campbell re WesPac's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc., MPS Terminal Corp., and James Roberts to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCAMS1MEMO032697: 03/26/97. Keven McDermott, Civil Investigator, EPA Region 10. Advises that the current address for Scott Campbell, a PRP identified in the Thea Foss and Wheeler-Osgood PRP search, is 682 SW Bay St, Port Orchard, WA 98366. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.
CACI HFDOCP1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Dock Street Partners c/o Scott Campbell. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPST1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Terminal Corp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General

**CAMS Campbell, Scott M., continued**

notice letter and 104(e) request for information to MPS, Inc. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5LTR112596: 11/25/96. Robert Betcone, Jr., City of Tacoma, Office of the City Attorney. Transmits summary of findings of the City of Tacoma with regard to the MPS bankruptcy. Includes purchase and sale agreement with UPRR, quitclaim deeds, lease Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS8LEXIS101596: 10/15/96. U.S. Bankruptcy Court - Western District of WA. Re petition filed by Scott Campbell for Chapter 7 Bankruptcy. Case has been discharged and was closed on 1/22/97. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFWSPC5LTR060496: 06/04/96. John D. Stetson, City of Tacoma Dept of Public Works. Advises that discharge of asphalt and other waste to Thea Foss Waterway was traced to WesPac operation at the MPS site. Demands that contaminated storm drain system be cleaned out within 30 days. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWSPC5IR042296: 04/22/96. Jim Oberlander, Ecology. Re response to complaint of storm drain discharge to Head of Thea Foss Waterway. Material was traced back to WesPac and determined to be asphalt discharged to large catch basin. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI8LEXIS020696: 02/06/96. U.S. Bankruptcy Court - Western District of WA. Re Petition for Chapter 11 Bankruptcy filed by MPS, Inc. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFWSPC5NOV020296: 02/02/96. John D. Stetson, City of Tacoma Public Works Dept. Transmits Notice of Violation to Scott Campbell and WesPac re an illegal discharge to the City of Tacoma storm sewer system. Document type: Notice of Violation. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5MEMO010996: 01/09/96. Troy Naccarato, City of Tacoma. Memo to J. Oberlander at Ecology re illicit discharge of asphalt and other material to Outfall No. 248 from WesPac. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility

**CAMS Campbell, Scott M., continued**

Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering Division of the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR010596: 01/05/96. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report for 11/2/95 inspection of the MPS site. Includes operations of Arrow, Truck Rail Handling, and WesPac. Illicit discharges and leaking drums containing asphalt are noted. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR010596: 01/05/96. John Stetson, City of Tacoma Dept. of Public Works. Re 10/6/95 discharge of asphalt or tar waste from the WesPac facility. WesPac will be required to clean their storm drain system within 30 days. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR122895: 12/28/95. John D. Stetson, City of Tacoma Public Works Dept. Advises Scott Campbell of concerns noted by Ecology and the City of Tacoma during recent inspection of WesPac operation at MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC3MEMO120695: 12/06/95. Bob Carrell, Ecology. Re hydrocarbon identification of WesPac sewer line spill. Components in the separator samples appear to contain mineral spirits with a heavy fuel or asphalt material. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS5LTR120495: 12/04/95. John Stetson, Utility Services Engineering, City of Tacoma Dept of Public Works. Advises Scott Campbell that discharge to Thea Foss Waterway on 10/6/95 was traced to his operations at 457 East 18th St. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC8LEXIS050495: 11/28/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Wes Pac Transportation Co., Inc. for Chapter 11 bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFTRUR7LTR112195: 11/21/95. Brad A. Cady, Truck Rail Handling. Requests assistance from City of Tacoma and related authorities with respect to the illegal dumping of Wes-Pac waste materials into Truck Rail Handling's stormwater containment syste Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Extreme exceedances of BEP are noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

**CAMS Campbell, Scott M., continued**

CACI HFMPSI5IR110295: 11/02/95. Troy Naccarato, City of Tacoma. Stormwater Inspection Report for MPS Site. Notes unreported spills of asphalt material by WesPac, poor storage practices by WesPac, and a breach in the containment liner. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR103095: 10/30/95. City of Tacoma Dept. of Public Works. Confirms items discussed during meeting on 10/23/95 re disposal of contaminated water collected in MPSI's stormwater collection system. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS8LEXIS050595: 06/05/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Scott M. Campbell for Chapter 13 Bankruptcy. Case was dismissed and closed 6/5/95. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFWSPC8LEXI050495: 05/04/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Wes Pac Transportation Co., Inc. for Chapter 11 Bankruptcy. Case was dismissed and closed 6/5/95. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFWSPC5LTR022895: 02/28/95. John Stetson, City of Tacoma Dept. of Public Works. Re unannounced inspection of WesPac facility and concerns that were noted by the City's inspectors. S. Campbell is advised to contact T. Naccarato to discuss items n Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5MEMO010295: 01/02/95. Troy Naccarato, City of Tacoma Dept. of Public Works. Re spill of asphalt material to storm Outfall 248. Employee of WesPac was observed washing down an asphalt truck with solvent which was flowing to and plugging up Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCP11CAR101191: 10/11/91. WA Secretary of State. Corporate Record for Dock Street Partners, a limited partnership. Scott Campbell is listed as the registered agent. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

PTI HFCOAT7RIR062389: 06/23/89. Coast Craft, Inc. Response to Request for Information from Coast Craft, Inc. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI HFHARI3LTR050686: 05/06/86. Ray Hanowell, Tacoma-Pierce COunty Health Dept. Advises Bill Backous of Ecology of sampling results at 1933 Dock St (Harmons). Exceedances of phenol are noted. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**CAMS Campbell, Scott M., continued**

CACI HFWSPC11CAR050677: 05/06/77. W.A. Secretary of State. Corporate Annual Report for WesPac Transportation Co., Inc. References Notice of Dissolution dated 8/19/96. Registered agent is listed as Scott Campbell. Document type: Lexis printouts. Enforcement quality: Unknown.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

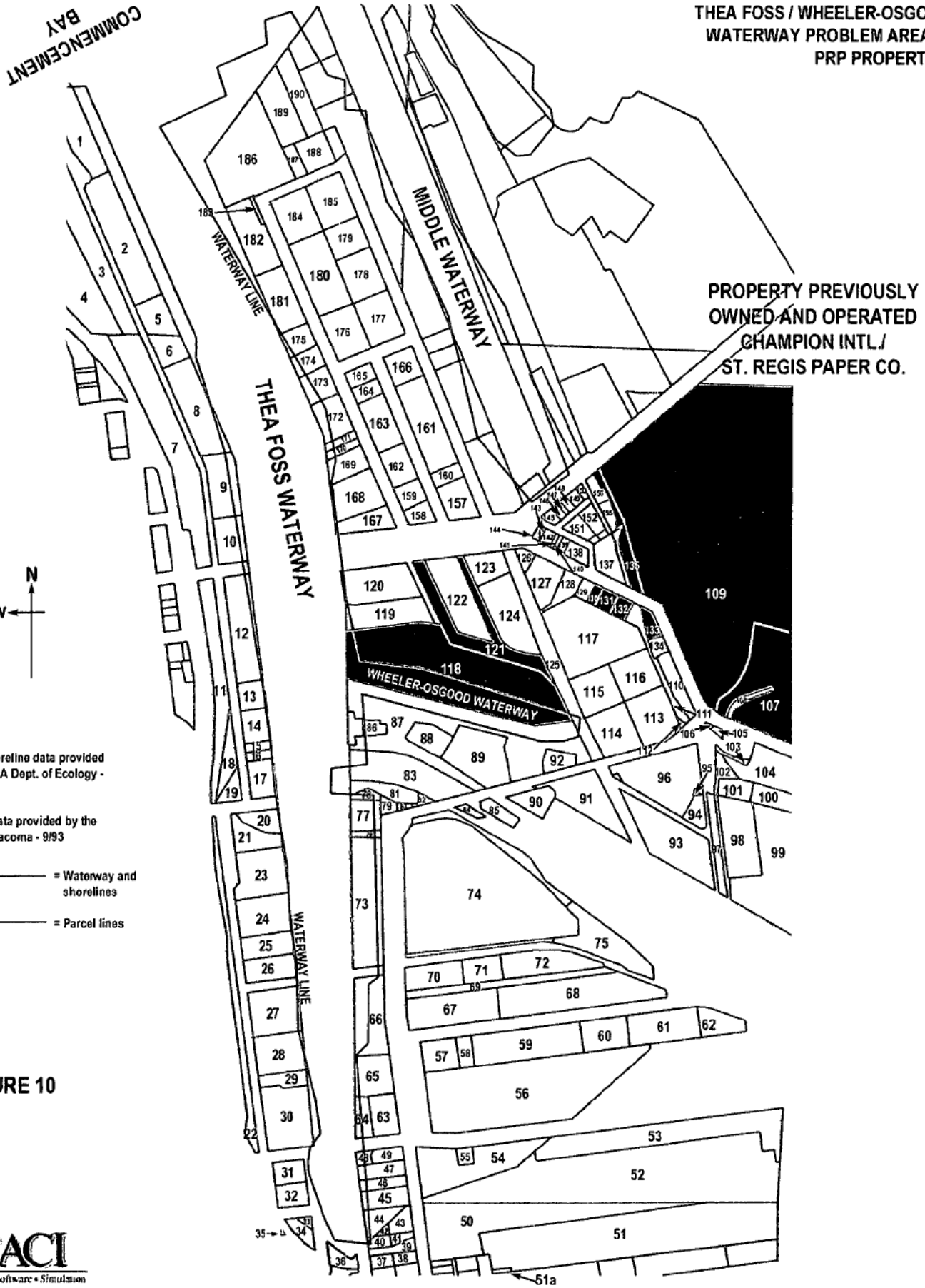


FIGURE 10

CACI
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## CHAM Champion International Corp. (St. Regis Paper Co.), continued

**Party address:**

Champion International Corp.
One Champion Plaza
Stamford, CT 06921

**Contact persons:**

Melinda Kemp
Environmental Projects Manager
One Champion Plaza
Stamford, CT 06921

**Attorney:**

Kimberly Seely
6100 Columbia Center
701 Fifth Ave.
Seattle, WA 98104-7098
(206) 389-6122

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1203 East D Street** (118, 122, 124) | | | |
| 8950001052 | Wattles Co. | O | 1977 - Present |
| | WDK, Ltd. | T | 1970 - Present |
| | Western Steel Fabrications | T | 1979 - Present |
| | St. Regis Paper Co. | O | 1959 - 1977 |
| | Northwest Door Co. | O | 1928 - 1959 |

**CHAM Champion International Corp. (St. Regis Paper Co.), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1203 East D Street** (121) | | | |
| 0320041040 | Wattles Co. | O | 1979 - Present |
| | St. Regis Paper Co. | O | 1959 - 1977 |
| | Northwest Door Co. | O | 1928 - 1959 |
| **1220 St. Paul Ave.** (132) | | | |
| 0320041008 | Bamford, Calvin, Jr. | O | 1988 - Present |
| | Simpson Tacoma Kraft Co. | O | 1987 - 1988 |
| | St. Regis Paper Co./Champion International | O | 1958 - 1987 |
| | St. Paul and Tacoma Lumber Co. | O | 1912 - 1958 |
| **St. Paul Ave and 11th Street (near Busti St.)** (135) | | | |
| 0320041033 | Simpson Tacoma Land Co. | O | 1987 - Present |
| | St. Regis Paper Co./Champion International | O | 1976 - 1987 |
| | Union Pacific Railroad | O | 1906 - 1976 |
| **St. Paul Ave.** (133) | | | |
| 0320041046 | Bamford, Calvin, Jr. | O | 1988 - Present |
| | St. Regis Paper Co./Champion International | O | 1976 - 1989 |
| | Union Pacific Railroad | O | 1906 - 1976 |
| **St. Paul Ave.** (131) | | | |
| 0320041025 | Bamford, Calvin, Jr. | O | 1989 - Present |
| | Simpson Tacoma Kraft Co. | O | 1987 - 1989 |

**CHAM Champion International Corp. (St. Regis Paper Co.), continued**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| | St. Regis Paper Co./Champion International | O | 1958 - 1987 |
| | St. Paul & Tacoma Lumber Co. | O | 1912 - 1958 |
| **St. Paul Ave.** (130) | | | |
| 8950001220 | Bamford, Calvin, Jr. | O | 1989 - Present |
| | Simpson Tacoma Kraft Co. | O | 1987 - 1989 |
| | St. Regis Paper Co./Champion International | O | 1958 - 1987 |
| | St. Paul & Tacoma Lumber Co. | O | 1912 - 1958 |
| **St. Paul Ave and 11th Street** (109, 107) | | | |
| 8950001262 | Simpson Tacoma Land Co. | O | 1987 - Present |
| | St. Regis Paper Co./Champion International | O | 1958 - 1987 |

**Summary of Evidence:**

- Party purchased St. Regis Paper Co. in 1985.
- St. Regis operated a door mill complex near the Wheeler-Osgood Waterway from which releases to the Wheeler-Osgood Waterway of non-contact cooling water containing oil and grease and glue sump overflow have been documented.
- St. Regis used and stored phenolic glues, resins, and caustic soda at its operation near Wheeler-Osgood Waterway.
- St. Regis owned the northern half of Wheeler-Osgood Waterway, which is contaminated with numerous problem chemicals.

The St. Regis Paper Company (St. Regis), and subsequently Champion International (Champion), after the merger with or acquisition of St. Regis, previously owned property in the vicinity of Wheeler-Osgood Waterway on which it operated a door mill complex and

a sawmill complex. The door mill complex was at or in the vicinity of 1203 East D Street and was situated on tax parcel Nos. 8950001052 and 0320041040. The previous owner of these two properties was the Northwest Door Company and both properties are currently owned by the Wattles Company. St. Regis also owned a sawmill complex which was bounded on the south by St. Paul Avenue and on the west by 11th Street. The sawmill complex appears to have been situated on five parcels, tax parcel Nos. 0320041025, 0320041033, 0320041046, 8950001220, and 8950001262.

D. Street Property

St. Regis operated a door mill complex which was situated on property that was partially adjacent to the north shore of the Wheeler-Osgood Waterway from 1959 until 1977. The property had previously been operated by Northwest Door Company from 1928 until 1959 (CACI WOCHAM7RIR041497). There is very little information in the PRP files or database that specifically relates to St. Regis' operation of this property, although a December 6, 1963 Waste Discharge Permit issued to St. Regis and its Northwest Door Division states that "spoiled batches of glue and residual glue in the spreader at the time of clean-up are to be discharged into a sump along with the spreader wash water for solids removal prior to discharge" (CACI WOSTRP3WDP120663). Champion, in its 104(e) Response, indicates that raw materials associated with the door mill operated by St. Regis included wood and phenolic glues. Although Champion has limited information as to the volumes of waste discharged by St. Regis, it notes that waste generated at the door mill included glue sump overflow, washdown from process equipment, condensate from boiler blowdown, and wood waste. Champion also indicated that during the early St. Regis operations, transformer oil was drained into a sump in the boiler house which drained to a 16-inch wooden pipe that extended underground towards the Thea Foss Waterway. According to Champion, the wooden pipe extended to within eight feet of the waterway where it was crushed. The pipe and its contents were excavated and testing of the surrounding soil suggested that no hazardous constituents above cleanup levels were present (CACI WOCHAM7RIR041497). Non-contact cooling water was discharged to the Wheeler-Osgood Waterway prior to 1974, at which point it was routed to the City sewer system. Washdown water, glue sump overflow, and sewage overflow from the septic tank were discharged to the "plant drain system" prior to 1969 and "may have" reached the Wheeler-Osgood Waterway. In 1969, such wastes were discharged directly to the City sewer lines. Champion indicates that the resins and glues that St. Regis used at the door mill contained phenols, that protein resin and glues may have contained caustic soda and sodium hydroxide, and that non-contact cooling water may also have contained small quantities of oil and grease. It also notes that caustics and sulfite additives may have been added to the condensate from the boiler blowdown (CACI WOCHAM7RIR041497). The *Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, Washington*, dated October 19, 1994, notes that potential phenol contamination exists at the former St. Regis door mill (CACI F/WOTACO5TR101994).

**CHAM Champion International Corp. (St. Regis Paper Co.), continued**

Dames and Moore's 1982 report entitled *Historic Land Use Survey of the Tacoma Tideflats* indicated that glues from the sump may have been deposited on land prior to being hauled away (PRC GF8SCR010182). TetraTech also identified St. Regis as a possible source of phenols to Wheeler-Osgood Waterway. TetraTech referenced St. Regis' NPDES permit (WA0003221) which permitted discharge to Wheeler-Osgood Waterway with limitations for oil and grease (resulting form air compressor cooling water discharge). TetraTech concluded that if the facility used glues and resins in its door manufacturing, improper waste disposal may have contaminated the waterway (CACI CBTETR9RI080185).

The *Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways* (Hart Crowser, April 29, 1996) indicates that a bank sample obtained from the northern side of Wheeler-Osgood Waterway had exceedance ratios of between 1.43 and 1.94 for HPAHs and between 1.05 and 2.0 for LPAHs. A core sample obtained as part of the *Round 2* study near the middle of the waterway indicated exceedances of HPAHs, LPAHs, and pesticides. The exceedance ratios for HPAHs at a depth of from 2.5 to 4.2 feet ranged from 1.43 to 1.94. For LPAHs at the same depth, the range was 1.05 to 2.0. At a depth of 4.2 to 4.8 feet, the exceedance ratios were from 1.06 to 4.13, and 1.23 to 11.60 for HPAHs and LPAHs, respectively. At a depth of 4.8 to 8.1 feet, the ranges for HPAHs and LPAHs were 2.4 to 6.97 and 1.23 to 11.60. Pesticides were also encountered at this depth and exceedance ratios were between 3.0 and 10.0 (CACI F/WOEPA1TR042997).

**Additional Information:**

St. Paul Property

St. Regis operated a sawmill with offices on St. Paul Ave. from 1958 until 1983, at which point the facility was shut down. According to Champion, only limited runoff from a small section of the southern portion of the property could have reached St. Paul Ave. and the Wheeler-Osgood Waterway via Storm Drain 254. The majority of the sawmill property, the areas which contained active manufacturing processes and the log ponds, drained to St. Paul Waterway. In that the soil is permeable, much of the water that would have come in contact with the surface would have percolated to the subsurface (CACI WOCHAM7RIR041497).

The storm drains on St. Paul Ave. were not connected to Storm Drain 254 at the Head of the Wheeler-Osgood Waterway until 1965. Prior to this time, water flowed to a slough on the east side of the railroad tracks and not to the waterways. The portion of the property which could have drained to St. Paul Ave. was used as a log deck between 1965 and 1983 when the operations ceased. According to former employees of the sawmill, no slag of any kind was used as ballast on the property, a conclusion which is supported by the Dept. of Ecology's *Assessment of Log Sort Yards as Metals Sources to Commencement Bay Waterways*, (November 1983 - June 1984). It does not appear as though hazardous

constituents found in the Wheeler-Osgood Waterway could be attributable to the sawmill complex (CACI WOCHAM7RIR041497).

**Outstanding Issues:**

Champion entered into a Consent Decree with EPA and the federal Natural Resource Trustees with regard to the St. Paul Waterway, which Champion claims exempts it from liability at other CB/NT problem areas. The Consent Decree explicitly excepted unknown conditions or information from the covenant provided. "Unknown conditions" or "information" is defined in Paragraph 100 of the Consent Decree. EPA reserved its rights against Champion if Champion was found to be a PRP at a facility outside of the St Paul Problem Area.

Champion does not specifically state in its 104(e) Response on which parcels it (and St. Regis before Champion) operated; it identifies the operations with which it was associated by street address only. The door mill which St. Regis operated prior to its merger with Champion in 1985 is identified by the address 1203 D Street, and the sawmill is referred to as being situated at an area "bounded on the south by St. Paul Ave. and on the west by 11th St." (CACI WOCHAM7RIR041497). According to Union Pacific in its 1997 104(e) Response, it had owned two parcels, Nos. 0320041033 and 0320041046, prior to 1976, at which point both were sold to St. Regis (CACI HF/WOUNIP7RIR041197). Champion makes no specific reference to either parcel in the 104(e) Response it submitted on behalf of Champion and St. Regis, nor does it mention purchasing any property in the area from Union Pacific. Champion also indicated that the properties it owned as a result of the merger between Champion and St. Regis were sold to the Wattles Company in 1977 (the door mill) and to Simpson Tacoma Land Company in 1987 (the sawmill). However, in the 1997 104(e) Response submitted by Calvin Bamford on behalf of himself and Globe Machine Manufacturing Company, Bamford stated that he currently owns four parcels, Nos. 8950001220, 0320041008, 0320041025, and 0320041046, 1214, 1216, 1220, and 1224 St. Paul Avenue, respectively, which he purchased from Champion, who acquired them from St. Regis. Of the four parcels currently owned by Bamford which were, according to Bamford, previously owned by Champion/St. Regis, three were owned by Simpson (Nos. 8950001220, 0320041008, and 0320041025) after Champion/St. Regis (CACI MF/WOBAMC7RIR042597).

**Corporate History:**

Champion International's predecessor was organized on April 28, 1937 under the name United States Plywood Corporation. In connection with the merger of Champion Papers, Inc. into United States Plywood Corporation on February 28, 1967, the name of the corporation was changed to U.S. Plywood - Champion Papers Inc. On May 12, 1972, the

**CHAM Champion International Corp. (St. Regis Paper Co.), continued**

name of the corporation was changed to Champion International Corporation.

St. Regis was organized in 1889 under the name St. Regis Paper Company. The corporation changed its name to St. Regis Corporation in 1983, and merged into Champion International in 1985.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Champion International Corporation - RFI (CACI WOCHAM1RFI013197) |
| 1/31/97 | 104(e) Request for Information, St. Regis Paper Co. - RFI (CACI WOSTRP1RFI013197) |
| 7/25/97 | General Notice Letter, Champion International Corporation - GNL (CACI WOCHAM1GNL072597) |

**Descriptions of Documents Related to Champion International Corp/St. Regis Paper Corp.:**

CACI WOCHAM1EMAIL073197: 07/31/97. Christine Psyk, EPA Region 10. Notes that the new contact person for Champion International is Kimberly Seeley of Heller, Ehrman, White and McAuliffe. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI WOCHAM1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Champion International (St. Regis Paper) re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MF/WOBAMC7RIR042597: 04/25/97. Calvin D. Bamford, Jr. Response of Calvin Bamford to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Company. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information.

**CHAM Champion International Corp. (St. Regis Paper Co.), continued**

Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWATT7RIR041197: 04/11/97. Craig B. Wattles, President, Wattles Co. Response of the Wattles Co. to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHAM7LTR032497: 03/24/97. Kimberly Seely, Esq., Heller, Ehrman, White & McAuliffe. Confirms that Champion has been granted a 30-day extension of time in which to respond to EPA's 104(e) request re Champion's activities near the Wheeler-Osgood Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOSTRP8LTR022597: 02/25/97. Jeff VerHoef, CACI. Transmits to Kim Seely, counsel for Champion/St. Regis Paper, a Waste Discharge Report for St. Regis dated 12/6/63. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOCHAM1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of letter requesting an extension of time in which to submit responses to EPA's 104(e) request re Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOCHAM7LTR021897: 02/18/97. Kimberly Seely, Esq., Heller, Ehrman, White & McAuliffe. Confirmation of Champion's request for a 40-day extension of time in which to respond to EPA's 104(e) request for information regarding Champion's activities ne Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHAM7LTR020697: 02/06/97. Kimberly A. Seely, Esq., Heller, Ehrman, White & McAuliffe. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Champion and/or St' Regis Paper Co.'s activities near the Wheele Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHAM1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Champion International. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO5TR101994: 10/19/94. City of Tacoma. Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOSTRP3WDP120663: 12/06/63. State of WA Pollution Control Commission. Waste Discharge Permit issued to St. Regis Paper Co. and its Northwest Door Division. Glue waste is to be collected for solids removal prior to discharge of wash water.

Document type: Waste Discharge Permit. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

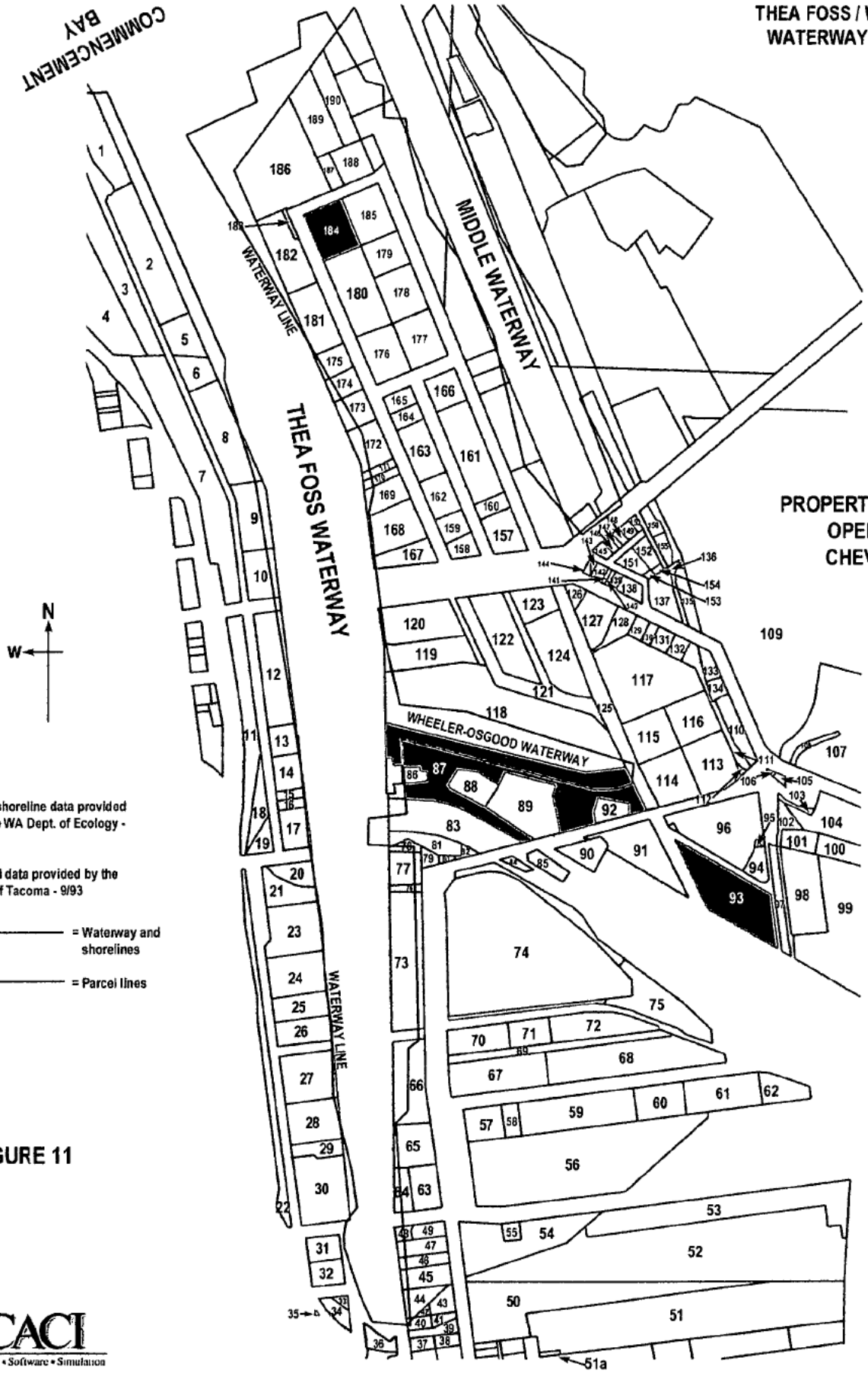


FIGURE 11

CACI
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## CHEU Chevron USA, Inc., continued

**Party Address:**

1648 East J Street
Tacoma, WA

**Contact person:**

John D. Wolff
Senior Superfund Specialist
Chevron Research and Technology Company
1003 W. Cutting Blvd., Room 260
Richmond, CA 98404
(510) 242-4252
(510) 242-4474 (fax)

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1648-1656 East J Street** (93) | | | |
| 0320044002 | Chevron USA, Inc. | O | 1905 - Present |
| | Griffin Galbraith Fuel Co. and Mathews Heating Oil Co. | T | 1982 - 1989 |
| | Lubking Petroleum Co. | T | 1975 - 1986 |
| **310 East D Street** (184) | | | |
| 6375000080 | Labrador Ventures, LLC | O | 12/96 - Present |
| | Puget Sound Plywood | O | 4/76 - 12/96 |
| | Time Oil | O | Unk. - 4/76 |
| | Dave Thomson | T | 2/88 - Unk. |
| | Chevron Oil Co. | T | 1/82 - 1/86 |

## CHEU Chevron USA, Inc., continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Eakin Oil Co. | T | 10/75 - 7/76 |
| **Wheeler-Osgood Waterway** (87) | | | |
| 0320041028 | Burlington Northern | O | 1864 - Present |
| | Standard Oil Co./Chevron USA | T | 2/75 - 12/90 |

**Summary of Evidence:**

1648-1656 East J Street

- Party owns property upland from the Wheeler-Osgood Waterway; party and party tenants operated a fuel distribution facility at the property.
- Oil was observed in surface water runoff that drains through storm sewers to the waterway.

For over 80 years, Chevron USA, Inc. (Chevron) operated a gasoline, diesel fuel, heating oil, aviation fuel, and lubricating oil storage and distribution facility on property it owns. The property is upland from the Wheeler-Osgood Waterway. Chevron shipped and received petroleum products by rail and truck, and it pumped product by pipeline to ships docked on the Thea Foss Waterway. At one time, 17 storage tanks and two truck loading racks were operated at the J Street property. Chevron ceased operations at the property in 1988. By 1989, all underground storage tanks and piping had been removed (PTI WOCHEU7RIR062889).

During the 1970s and 1980s, Chevron leased the property to two fuel distribution companies: Griffin-Galbraith Fuel Co./Mathews Heating Oil Co. (Griffin-Galbraith) leased part of the property known as 1648 East J Street from 1982 to 1989; Lubking Petroleum Co. (Lubking) leased the 1656 East J Street property from 1975 to 1986 (PTI WOCHEU1RIR062889).

Two pathways for release of problem chemicals to the Wheeler-Osgood Waterway are documented at this property. First, storm water runoff drains from the property to a City of Tacoma storm sewer that discharges to the waterway. By 1981, Lubking had an NPDES permit to discharge storm water runoff treated through an oil/water separator to the waterway (PRC WOCHEU7NPA082481). Lubking and Griffin-Galbraith also discharged truck wash water to the oil/water separator (PTI WOGRIG7RIR060989). During an inspection of the Griffin-Galbraith portion of the property in 1983, an Ecology inspector noted a small amount of oil in the storm drain at the facility. The Inspection

**CHEU Chevron USA, Inc., continued**

Report also indicated that the oil/water separator effluent appeared "clear" (PRC WOCHEU3IR020883). In 1984, Ecology inspected the facility to observe the status the stormwater collection system. The Inspector noted that truck washing occurred twice weekly at the site, and involved use of a pressure washer with alkaline salt detergents. Ecology concluded that there was "no reason to install a[n] oil/water separator, as long as truck washing remains at current levels and oil spillage is minimized" (PRC WOCHEU3IR042484).

The second pathway from the property is migration of oil-contaminated groundwater. In 1984, Hart-Crowser noted floating petroleum product in monitoring wells about 100 feet east of the Wheeler-Osgood Waterway, and reported that groundwater was moving very slowly toward the waterway (PTI WOCHEU7RIR062889). GeoEngineers conducted a soil and groundwater investigation at the property in 1988 and detected product floating in test pits and seeping into sanitary sewer manholes. Petroleum hydrocarbons were also detected in soils throughout the property (CACI WOCHEU8TR032289).

Ecology listed the Chevron Bulk Storage Plant as a confirmed (List 3) ongoing source of contamination to the Wheeler-Osgood Waterway. The Milestone 1 Report states that the surface runoff and groundwater migration from the property contribute LPAH and HPAH to the waterway (PRC F/WOMILESTONE1070193). However, in an August 21, 1995 letter from Christine Neumiller of Ecology to Christina Ngo of EPA, Neumiller stated that sufficient information existed at that time to suggest that the Chevron Bulk Plant was no longer considered an ongoing source of problem chemicals to Wheeler-Osgood Waterway. Dave Smith of Ecology confirmed this assessment in a September 23, 1997 letter to Chevron, stating that Ecology no longer considered the Bulk Plant to be a confirmed source of problem chemicals to the Wheeler-Osgood Waterway (CACI F/WOCHEU3LTR092397). He noted that Ecology does consider the site to be a probable source (List 2) deserving of continued monitoring to ensure that it does not become a confirmed source.

**Additional Information:**

301/310 East D Street

This property is part of the D Street terminal. No information about Chevron's activities at this property is documented in the party file or database, although Puget Sound Plywood's 1989 104(e) Response (PTI MIPUGR7RIR062689) confirms Chevron's lease of a portion of this property between the years 1982 and 1986. Information in Chevron's 1997 104(e) Response about its use of this property, which Chevron alternately refers to as 301 and 310 D East Street, seems to relate to its use of parcel No. 0320041028 (described below). Releases from the D Street property are described in the Mobil Oil Corporation and UNOCAL Corporation party reports.

## CHEU Chevron USA, Inc., continued

Wheeler-Osgood Waterway

- Party leased property abutting the southern shore of Wheeler-Osgood Waterway.
- Party's leased property was used as a pipeline corridor through which four pipelines ran between the J Street bulk storage facility and the pipeline terminus located on the south corner of the intersection between Wheeler-Osgood and Thea Foss Waterways.
- Samples taken in the vicinity of the pipeline have been found to have a strong petroleum odor and display a slight oily sheen.
- Stormwater runoff could carry PAHs and petroleum related contaminants to the Wheeler-Osgood Waterway.

From February of 1975 until 1990, Chevron leased from Burlington Northern Railroad a pipeline corridor on parcel No. 0320041028, the western end of which abuts the Head of the Thea Foss Waterway (CACI F/WOBURL7RIR041697). Parcel No. 0320041028 and the pipeline corridor ran parallel to Wheeler-Osgood Waterway between an oil off-loading platform on Thea Foss Waterway and the eastern border of Burlington's property (CACI F/WOBURL3IR120192). The pipeline corridor, which contained four pipelines, continued beyond Burlington's property to the Chevron Bulk Plant at 1648 East J Street (No. 0320044002). The pipelines were removed by Chevron in 1989, and subsequent to their removal, GeoEngineers analyzed the soil in the vicinity of the pipeline terminus on the Burlington Northern property. Soil samples taken from depths of between three and 13 feet were analyzed for gasoline, diesel, TPH, and BETX. A soil sample taken from one of the borings at 13 feet had a strong petroleum odor and displayed a slightly oily sheen, but lab analyses indicated that the TPH was low (below 300 ppm for all samples) (CACI F/WOBURL3IR120192). A groundwater monitoring well was also installed in the vicinity of the pipeline terminus (MW-3) and groundwater was encountered at approximately 10 feet. No evidence of free floating petroleum product was found on the groundwater.

The visible soil contamination in the area of MW-3 raised concerns with Ecology that other, more significant contamination, might be present in the pathway of the former pipelines. On September 17, 1993, Hart Crowser sent Ecology a letter summarizing the observations that were made at the time of the pipeline removal. Hart Crowser apparently looked for evidence of potential hydrocarbon contamination along the entire length of the pipeline trench after it was removed. Six composite soil samples were taken from depths of between six and 12 inches from the trench bottom. Each composite sample was comprised of ten samples taken from 15-foot horizontal intervals. The samples were screened in the field using a H-Nu photoionization detector. Based on the results, two samples were sent to the lab for TPH analysis. The results were 124 ppm TPH for one sample and 114 ppm for the other. Based on these results, Ecology concluded that it is unlikely that Wheeler-Osgood or Thea Foss sediments could be adversely affected by

**CHEU Chevron USA, Inc., continued**

groundwater flowing through the contamination to the waterway. The trench was described by Hart Crowser as "generally free of stains and odors" with "no evidence of substantial hydrocarbon concentration" (CACI F/WOBURL3IR120192).

In an August 21, 1995 letter from Christine Neumiller of Ecology to Christina Ngo of EPA, Neumiller stated that Ecology believed that sufficient information existed to suggest that the former Chevron Bulk Plant (including the main plant at 1648 J Street, the pipeline corridor, and four fuel pipelines which ran from the Bulk Plant to the pipeline terminus located on the southwest corner of Wheeler-Osgood Waterway where it meets Thea Foss Waterway) is not an ongoing source of contamination to the Wheeler-Osgood Waterway Problem Area (CACI F/WOCHEU3LTR082195). This assessment was confirmed by Dave Smith of Ecology in a September 23, 1997 letter to Chevron (CACI F/WOCHEU3LTR092397) in which Smith states that the pipeline corridor and terminus are no longer considered ongoing probable sources or ongoing confirmed sources of problem chemicals to the Wheeler-Osgood Waterway.

**Outstanding Issues:**

Current information associates this party with petroleum releases only.

Chevron notes in its 1997 104(e) Response that it leased the property at 310 (or 301) East D Street, parcel No. 6375000080, from Burlington Northern Railroad from 1982 until 1986, and from Burlington Northern's predecessor, Northern Pacific Railroad, as early as 1936. However, Burlington Northern, in its 1997 104(e) Response, claims no current or past ownership of this property, which is part of the D Street Petroleum complex. Chevron claims in its 1997 104(e) Response that the parcel situated at 310 (or 301) D Street is the location of the terminus of the Chevron Pipeline Corridor, although documents from Ecology, Burlington Northern, and others suggest that the pipeline terminus, also known as the Dock, is situated on the southern side of Wheeler-Osgood Waterway, adjacent to the Head of Thea Foss Waterway, on parcel No. 0320041028. Ecology's Christine Neumiller, in an August 21, 1995 letter to Christina Ngo of EPA, describes the terminus of the Chevron Pipeline as being located on "the south corner of the intersection between Wheeler-Osgood and Thea-Foss Waterways" (CACI F/WOCHEU3LTR082195). This letter was included as an attachment to the 1997 104(e) Response from Chevron. A map entitled Figure 1 from GeoEngineers, 1995, also attached to Chevron's 1997 104(e) Response, indicates that the pipeline terminus is located at the intersection of Wheeler-Osgood and Thea Foss Waterways, adjacent to the southwestern corner of Wheeler-Osgood Waterway. Parcel No. 0320041028 is discussed above under <u>Wheeler-Osgood Waterway</u>.

Although a copy of the August 24, 1981 NPDES Permit to Discharge Application (submitted by Lubking Petroleum for the J Street facility) exists in the file, there is no copy of the actual permit.

## CHEU Chevron USA, Inc., continued

Griffin-Galbraith Fuel Company's 1989 response to EPA's request for information states that Chevron purchased Griffin-Galbraith Fuel Company in 1965 and sold most of its interest in the company to Mathews Heating Oils, Inc., in August 1987 (PTI WOGRIG7RIR060989). Chevron's 1989 Response to EPA's Request for Information provided no information about this transaction or any other corporate information.

**Corporate History:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 8/8/81 | NPDES Permit No. 003959-41 issued to Lubking Petroleum Co. (PRC WOCHEU7NPA080881) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Chevron USA - GNL/RFI (CACI HFCHEU1GNL/RFI042489) |
| 1/31/97 | 104(e) Request for Information, Chevron USA - RFI (CACI F/WOCHEU1RFI013197) |

**Description of Documents Related to Chevron USA, Inc.:**

CACI F/WOCHEU7LTR100697: 10/06/97. John D. Wolff, Sr., Superfund Specialist, Chevron, USA. Requests removal from list of PRPs for the CB/NT Superfund Site. In the alternative, requests copies of all info in EPA's possession which supports its decision Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOCHEU3LTR092397: 09/23/97. Dave Smith, Ecology. Advises that Ecology does not currently consider the former Chevron Bulk plant property on J. St. to be a confirmed source of problem chemicals to Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOCHEU7LTR091197: 09/11/97. John D. Wolff, Senior Superfund Specialist, Chevron Research and Technology Co. Advises Robert Betcone of the City of Tacoma that Chevron has no plans to participate with the City and other PRPs in the cleanup of Thea Foss waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOCHEU8NTS090497: 09/04/97. Jeff VerHoef, CACI. File note phone

**CHEU Chevron USA, Inc., continued**

message from John Wolff of Chevron. Reiterates that Chevron never owned the property at 301 D St., which it has leased from BNRR and BNRR's predecessor before that. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI F/WOCHEU7RIR040397: 04/03/97. John D. Wolff, Senior Superfund Specialist, Chevron Research and Technology Company. Response of Chevron to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOCHEU1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Chevron Products Co.'s letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOCHEU7LTR022897: 02/28/97. Daniel Barnat, Chevron USA Products Co. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Chevron USA's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOCHEU1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Chevron USA Products Co.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOCHEU3LTR082195: 08/21/95. Christine Neumiller, Ecology. Advises Christina Ngo of EPA that the Chevron Bulk Plant at 1648 East J St. no longer appears to be an ongoing source of contaminants to the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOCHEU3LTR021194: 02/11/94. C. Neumiller, Ecology. Re proposal for interim action at Chevron Bulk Plant, Tacoma, WA. Primary concerns regard surface water runoff and 2 catch basins located northwest of the site on F St. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOCHEU7TR012694: 01/26/94. Groundwater Technology. Groundwater Monitoring Report: October - December 1993 re Former Bulk Terminal No. 61001348, 1448 East J St., Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

**CHEU Chevron USA, Inc., continued**

CACI CBECOL3LTR012594: 01/25/94. D. Smith, Ecology. Transmits Ecology's quarterly report for 10/93-12/93 on actions taken to control sources of problem chemicals to contaminated sediments in CB Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOCHEU7TR071593: 07/15/93. Groundwater Technology, Inc. Groundwater Monitoring Report: April - June 1993 re Former Chevron Bulk Terminal No. 61001348, 1448 East J St., Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHEU7TR042993: 04/29/93. GeoEngineers, Inc. Report of Geoenvironmental Services Supplemental Site Characterization Study, Former Chevron Bulk Fuel Terminal, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOBURL3IR120192: 12/01/92. D. Smith, M. Coleman, Neumiller, Ecology. UBAT Inspection Report re Burlington Northern RR vacant property at south corner of Wheeler-Osgood and Thea Foss waterways. Suspected contaminants are PAHs in groundwater. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOCHEU7TR062090: 06/20/90. GeoEngineers, Inc. Report of Phase 3 Services Off-Site Subsurface Petroleum Hydrocarbon Study, Former Tacoma Bulk Fuel Terminal, Tacoma, WA (for Chevron USA Inc.). Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHEU7TR030990: 03/09/90. GeoEngineers, Inc. Report of Phase 2 Subsurface Petroleum Hydrocarbon Study, Former Tacoma Bulk Fuel Terminal, Tacoma, WA (for Chevron USA Inc.). Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHEU7TR030790: 03/07/90. GeoEngineers, Inc. Draft Phase 1 Report re Review of Remedial Technologies for Soil Contaminated by Petroleum Products (Prepared for the American Petroleum Institute). Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOCHEU3IR102389: 10/23/89. Randall, Dutch, Inspectors, Ecology. Inspection report for Lubking Petroleum. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI WOCHEU7RIR062889: 06/28/89. Chevron, Inc. Response to Request for Information from Chevron, Inc. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

**CHEU Chevron USA, Inc., continued**

MIPUGR7RIR062689: 06/26/89. Puget Sound Plywood. Response to Request for Information from Puget Sound Plywood. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOCHEU7TR062089: 06/20/89. GeoEngineers, Inc. Proposal for An Evaluation of On-Site Soil Treatment Technologies (GW-17) for American Petroleum Institute. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PTI WOGRIG7RIR060989: 06/09/89. Griffin Galbraith Fuel Company. Response to Request for Information from Griffin Galbraith Fuel Co. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOCHEU1LTR060689: 06/06/89. Allan B. Bakalian, Assistant Regional Counsel, EPA Region 10. Letter to Chevron. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC WOGRIG1TCR060589: 06/05/89. M. Stoner, EPA Region 10. Record of communication regarding request for information. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC WOCHEU7LTR052589: 05/25/89. Jeffrey J. Truskey, Attorney, Chevron USA, Inc. Letter to EPA. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOCHEU1TCR052589: 05/25/89. Lynne Kerschner, EPA Region 10. Record of communication. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI WOCHEU7TR032289: 03/22/89. GeoEngineers, Inc. Report of Geotechnical Services, Subsurface Contamination Study, Tacoma Bulk Fuel Terminal, Tacoma, WA, for Chevron USA, Inc. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOCHEU5FS091588: 09/15/88. City of Tacoma. Fact sheet of commercial properties by parcel description. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

PRC WOCHEU8NTS091588: 09/15/88. Unidentified, PTI. Notes from file review. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

**CHEU Chevron USA, Inc., continued**

PRC WOCHEU5MAP091588: 09/15/88. City of Tacoma. Parcel map. Document type: Map. Enforcement quality: Documents from agencies/agents.

PRC WOCHEU3IR042484: 04/24/84. D. Anderson, Inspector, Ecology. Inspection report for Lubking Petroleum, Inc.; notes truck wash area and surface water discharge of petroleum products via stormdrain. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOCHEU3IR020883: 02/08/83. Will A., Jim O., Inspectors, Ecology. Inspection report; notes truck terminal source via stormwater system discharge. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOCHEU7NPA082481: 08/24/81. DL Comfort, Supervisor of Plant Operations, Chevron USA, Inc. NPDES permit application. Document type: NPDES Permit Application. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

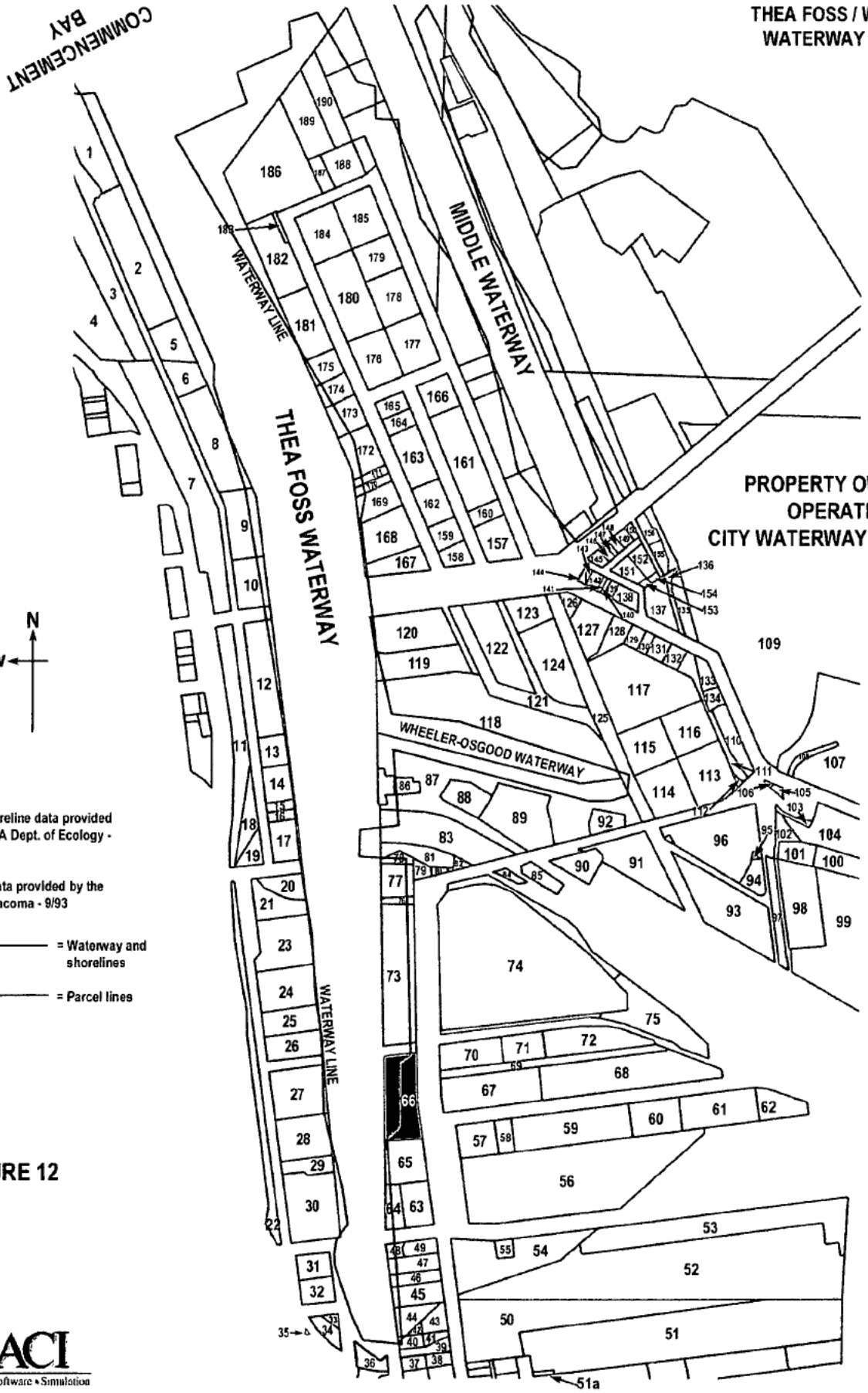


FIGURE 12

CACI
Systems • Software • Simulation

## CITI City Waterway Investments, Inc., continued

**Party address:**

1900 East D Street
Tacoma, WA 98421

**Contact persons:**

John Crabill
c/o City Waterway Investments, Inc.
1900 East D Street
Tacoma, WA 98421
(206) 383-2584

**Attorney**

Gary H. Branfeld, Esq.
2102 North 30th Street, Suite A
Tacoma, WA 98403

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1900 East D St.** (66) | | | |
| 8950001626 | City Waterway Investments, Inc. (marina only) | O | 1992 - Present |
| | City Waterway Investments, Inc. (property and improvements) | O | 8/89 - Present |
| | John and Beulah Meaker | O | 12/77-8/89 |

**CITI City Waterway Investments, Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | John and Beulah Meaker/Pickering Industries, Inc. Profit Sharing Trust (property and improvements) | O | 3/77-12/77 |
| | Dillingham Corp. | O | 1969-3/77 |
| | Foss Launch and Tug[15] | O | Unk.-1969 |
| | Coug, Inc. (restaurant business only) | T | 1/86-Present |
| | Del Tweeten, d.b.a. Tweeten's Lighthouse (restaurant only) | T | 1/85-12/85 |
| | Bea and Johnny's Enterprises, Inc. (restaurant only) | T | 1979-12/84 |
| | John E. Logue (marina only)[16] | T | 4/82-12/92 |
| | John and Beulah Meaker (marina only) | T | 1979-12/84 |
| | Clive B. Sundgren (marina only)[17] | T | 3/79-3/82 |

**Summary of Evidence:**

1900 East D Street

- Party owns property and improvements abutting head of the Thea Foss Waterway, where a marina and restaurant are operated by third parties.
- Bank sediments containing exceedences of HPAH and Phthalates have been

[15] No information exists in the files or database about Foss Launch and Tug's use, if any, of the subject property. Foss Launch and Tug no longer exists as a corporate entity.

[16] There is some overlap with regard to the operation of the marina property by the Meaker and Logue parties.

[17] There is some overlap with regard to the operation of the marina property by the Meaker and Sundgren parties.

documented.

- Surface water runoff and storm drains are additional pathways to the waterway.

City Waterway Investments, Inc. (CWI), a Washington corporation, has owned the real property and improvements at 1900 East D Street since August 31, 1989. CWI purchased the property from John and Beulah Meaker, who had owned and leased (as lessors) the property since approximately March 18, 1977. The Meakers, along with Gordon Pickering, as trustee for Pickering Industries, had purchased the property from the Dillingham Corporation (Dillingham). The purchase from Dillingham also included the property currently occupied by Pick's Cove Marina. By agreement and Quit Claim Deed, Pickering transferred the property currently owned by CWI to the Meakers. The remainder of the property acquired was retained by Pickering (CACI HFCITI7RIR030597). Neither Foss Maritime, Dillingham, or Pickering Industries provided information about this property.

In 1992, the north bulkhead on the property collapsed. In order to obtain a permit from the U.S. Army Corps of Engineers to reconstruct the bulkhead, environmental tests were conducted. The report of the testing, dated December 11, 1992, indicates the presence of a wide variety and concentration of branched aromatic, and branched aromatic petroleum hydrocarbons (CACI HFCITI7RIR030597). EPA Summary Table for Appendix G of the Round 2 Data Evaluation Report notes SQO exceedences of BEP in offshore sediments. Exceedences of SQOs of HPAH and Phthalates are noted in the bank sediments (CACI F/WOEPA1SCR070197).

**Additional Information:**

The improvements on the subject CWI property include a restaurant, currently operating under the name Johnny's Dock, and a marina. The restaurant, which first opened in 1979 or 1980, was owned by the Meakers and operated by the Bea and Johnny's Enterprises, Inc., a Washington corporation, under the name Johnny's Dock, until December 31, 1984. On January 1, 1985, it reopened under the name Tweeten's Lighthouse and was operated by Del Tweeten until the end of 1985. On January 1, 1986, it resumed operation under its former name, under the ownership of Coug, Inc., a Washington Corporation (CACI HFCITI7RIR030597).

The marina on the property, which was constructed beginning in late 1978 through spring of 1979, was initially owned by the Meakers and leased to Clive B. Sundgren, who was responsible under the lease for the full operation of the marina, including dock moorage rentals. On approximately March 23, 1982, Sundgren assigned his interest under the lease to John Logue. In 1984, an extension of the existing lease was entered into between the Meakers and Logue. In 1986, a new lease for the marina operation was entered into between the Meakers and Logue. (CWI's 104(e) Response indicates that the marina was also operated by the Meakers between 1979 and 1984.) According to CWI,

**CITI City Waterway Investments, Inc., continued**

the lease between the Meakers and Logue was terminated by stipulation and court order in December of 1992[18] (CACI HFCITI7RIR030597). CWI counsel Gary Branfeld told Jeff VerHoef of CACI in a telephone conversation on June 16, 1997 that the marina is currently "owned and controlled" by CWI. Branfeld confirmed that the building (restaurant) and marina had been owned by the Meakers from the time of construction until the sale to CWI in 1989. Logue had apparently leased the marina from the Meakers initially, beginning in 1982, and then later from CWI after CWI's purchase of the property from the Meakers. Logue leased the marina for approximately 10 years. In 1991, CWI filed a lawsuit against Logue for failing to maintain the marina pursuant to the lease. As a result of the legal action, Logue's lease was terminated and operation of the marina was assumed by CWI (CACI HFCITI8NTS061697).

The property at 1900 East D Street is adjacent to the waterway and subject to stormwater runoff. There is also a City of Tacoma storm drain outfall which discharges stormwater to the waterway at the southeast portion of the property. Branfeld, in his phone conversation with VerHoef on June 16, 1997 noted that whenever he had been at the property, the fluid discharged from the storm drain outfall at the southeast corner of the property had an oily sheen. He also indicated that discharge from the outfall has caused siltage to accumulate near the outfall, a topic about which there has been much correspondence over the last ten years between CWI and the City of Tacoma. Apparently the large amount of silting within the marina has been causing boats to ground out at low tide (CACI HFCITI8NTS061697). The property is separated from the waterway by a combination of bulkheads and riprap. Pilings required to support the marina are situated in the waterway pursuant to a lease with the Dept. of Natural Resources (DNR). The property leased from DNR is described in part in Exhibit A to Aquatic Lands Lease No. 22-002740 as "the harbor area lying in front of Block 52 of map of Tacoma Tidelands as shown on the plat filed for record September 14, 1985...." CWI believes that the pilings were treated with creosote or some other type of material although no records exist to document this (CACI HFCITI7RIR030597).

No Ecology inspection reports or correspondence documenting releases from this property exist in the PRP file or database, although one release of petroleum products from the property is documented by CWI in its 1997 104(e) Response. Records concerning the incident can be found under U.S. Coast Guard File No. PCN-SEA-207-82/209210. Apparently, a small pleasure craft sank on May 27, 1982 (prior to the CWI's ownership) after being crushed by a piling which had collapsed. As a result, approximately 3-5 gallons of gasoline were discharged to the waterway. The area was boomed off by the Tacoma Fire Dept. and sorbent pads were used to clean up the spill. Approximately 1-2 gallons were recovered. The civil penalty of $250 which was apparently imposed by the U.S.

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[18] The termination of the lease between the Meakers and Logue occurred after the purchase of the property by CWI.

**CITI City Waterway Investments, Inc., continued**

Coast Guard was waived. CWI concedes that vessels moored at the marina may have discharged or released other contaminants, including petroleum products, although no such releases are documented. CWI makes no reference to best management practices (BMPs) in place at the marina during their ownership to ensure that releases from vessels are prevented or minimized (CACI HFCITI7RIR030597).

**Outstanding Issues:**

**Corporate History:**

City Waterway Investments was incorporated in the State of Washington on August 8, 1989 (CACI HFCITI11CAR010195). Coug, Inc. was incorporated in Washington on December 31, 1985 (CACI HFCOUG11CAR010195). City Waterway and Coug, Inc. are owned by the same parties (CACI HFCITI7RIR030597).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, City Waterway Investments, Inc. - RFI (CACI HFCITI1RFI013197) |
| 7/25/97 | General Notice Letter, City Waterway Investments, Inc. - GNL (CACI HFCITI1GNL072597) |

**Descriptions of Documents Related City Waterway Investments, Inc.:**

CACI HFCITI1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to City Waterway Investments re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFMEAJ7RIR062497: 06/24/97. Gary Branfeld, Esq., Branfeld & Associates, PS. Response of John Meaker to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by

**CITI City Waterway Investments, Inc., continued**

PRPs/agents.

CACI HFCITI8NTS061697: 06/16/97. Jeff VerHoef, CACI. PRP file note re conversation with City Waterway Investments/Coug Inc. attorney Gary Branfeld re the identity of the marina operator on CWI property. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI F/WOWASR7RIR031897: 03/18/97. Craig E. Partridge, Manager Aquatic Resources Division, WA Dept of Natural Resources. Response of the Washington Dept of Natural Resources to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITI7RIR030597: 03/05/97. Gary H. Branfeld, Esq., Branfeld & Associates, P.S. Response of City Waterway Investments and Coug, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITI1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to City Waterway Investments c/o David Bingham. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFCITI11CAR010195: 01/01/95. Washington Secretary of State. Corporate Record for City Waterway Investments, Inc. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

CACI HFCOUG11CAR010195: 01/01/95. Washington Secretary of State. Corporate Record for Coug, Inc. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

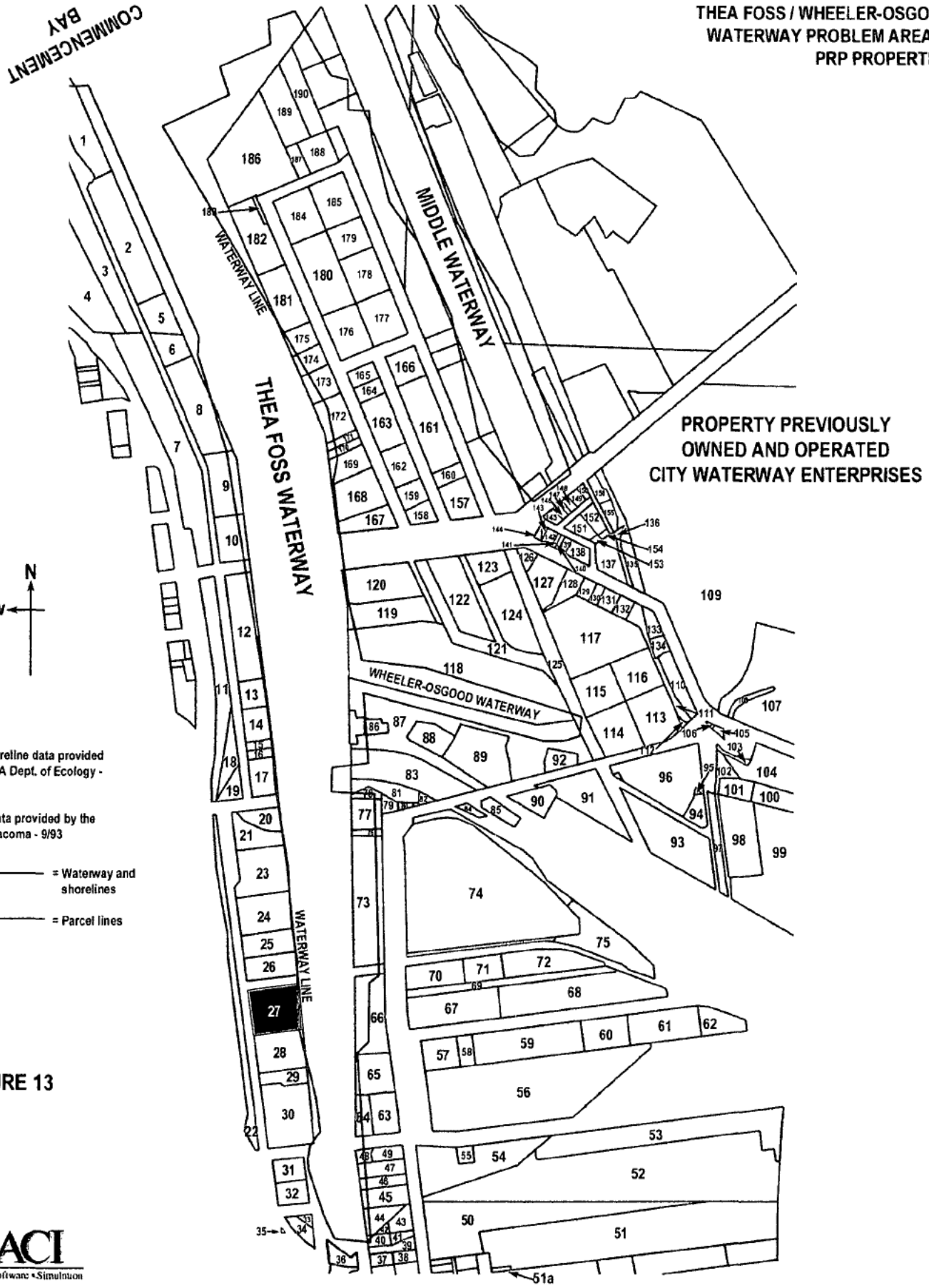


FIGURE 13

CACI
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## CITY City Waterway Enterprises, continued

**Party address:**

1801 Dock Street
Tacoma, WA 98402

**Contact persons:**

Marie Marek
(206) 432-3330

City Waterway Enterprises
c/o Jack Morris
26458 Maple Valley Highway
P.O. Box 650
Maple Valley, WA 98038

**Attorney**

Robert Backstein
c/o Eisenhower & Carlson, PLLC
1200 First Interstate Plaza
1201 Pacific Avenue
Tacoma, WA 98402
(253) 572-4500

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1801, 1813 Dock St.** (27) | | | |
| 8950001840 | City of Tacoma | O | 5/93 - Present |
| | City Waterway Enterprises | O | 1984 - 1993 |
| | Morris & Sons Partnership | O | 1975 - 1984 |
| | Pacific Coast Coal and Oil | O | 1952 - 1975 |

## CITY City Waterway Enterprises, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Magnussen Marine Brokerage | T | 1987 - 1995 |
| | City Waterway Marina | T | 1984 - Present |
| | Unocal/Pacific Coast Oil of | T | 1967 - 1993 |

**Summary of Evidence:**

1801 Dock Street

- Party owned property abutting head of the Thea Foss Waterway, where a marina, a marine brokerage, and an oil and coal distribution center had been operated.
- Bank sediments containing exceedences of SQOs for PAH have been documented.
- Surface water runoff and groundwater migration of groundwater from upland properties are additional pathways to the waterway.

City Waterway Enterprises, Inc. (CWE), a Washington corporation, is the former owner of property located at 1801 and 1811 Dock Street (parcel No. 8950001840). This property is currently owned by the City of Tacoma, who purchased it from CWE in May of 1993. From February 1988 until May of 1995, the Magnussen Marine Brokerage operated a yacht brokerage on the property, which they leased from CWE (CACI HFMAGM7RIR073097). It is believed that CWE operated a marina on the property (PRC HFTACO7ECDN090293, CACI HFMAGM7RIR073097), although no mention is made to the marina operation in CWE's 1997 104(e) Response. From September 1967 to June 1993, Pacific Coast Oil (PCO) of Tacoma, a wholly owned subsidiary of Unocal, operated an oil distribution center on the property. PCO leased the property between 1967 and 1993 from Pacific Coast Coal and Oil (PCCO), Morris & Sons, and later from CWE (CACI HFCITY7RIR041197, CACI HFPPCS7RIR032597). The property owned by Pacific Coast Coal Company was originally used as a coal storage and distribution site beginning in the late 1800s (PRC HFTACO7ECDN090293). Jack Morris' family purchased the assets of Pacific Coast Coal in 1952 and renamed it Pacific Coast Coal and Oil (PCCO). In 1966, Morris created Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma, both of which were sold to Unocal in 1967. Morris, or PCCO, retained ownership of the property. In 1969, Morris liquidated PCCO and created Morris and Sons, a general partnership, whose assets included the property at 1801 Dock Street. In 1984, Morris created CWE, a limited partnership, to which he transferred the assets of the marina and the property at the 1801 Dock Street location. City Waterway Marina, believed to be a subsidiary of CWE, has

**CITY City Waterway Enterprises, continued**

operated a small marina on the east side of the property since the early 1980s (CACI HFUNIO7LTR052197, CACI HFCITY9TCR121697).

In 1990, Bison Engineering, Inc. (Bison) conducted a Phase II Environmental Assessment of the Morris property which consisted of soil sample collections from three to six feet deep. Bison identified TPH and carcinogenic PAHs as contaminants on the site. In 1991, Kennedy/Jenks Consultants conducted a Phase II Environmental Site Assessment on the Morris property which consisted of the drilling of 22 soil borings and collection of subsurface soil and grab samples (PRC HFTACO7ECDN090293). TPH and PAH concentrations above levels of concern were detected in subsurface soils across the site. In February and March of 1993, Black and Veatch Waste Science and Technology Corp. (Black and Veatch) conducted a selective site investigation of surface and subsurface soils and groundwater at the Morris property. Eleven soil borings were conducted as part of the investigation, six of which were completed as monitoring wells. Soil and groundwater samples were analyzed for volatile organics benzene, ethylbenzene, toluene, xylene, dichlorobenzene, PAHs, TPH, and selected metals arsenic, cadmium, chromium, lead, and mercury. Detectable levels of carcinogenic PAHs were identified in soil samples from all boreholes on the Morris property. The highest concentration of 30.38 mg/kg total carcinogenic PAH was detected at six to eight feet in borehole SB-3M. Of 74 soil samples, 44 contained detectable TPH concentrations. Of the 44, 28 were analyzed quantifying the diesel, heavy petroleum and gasoline fractions. The heavy petroleum fraction accounted for 85 percent of the TPH detected above 200 mg/kg. TPH concentrations appeared generally to be in the upper six to eight feet of soil across the site. The highest detection of TPH was 11,780 mg/kg at two to four feet in borehole SB-3M (PRC HFTACO7ECDN090293).

Monitoring well MW2-MS contained the only PAH concentration in groundwater. Three of the 18 PAHs were detected in this well. Acenaphthene, at 23 ug/l, was the highest detected concentration during the high-high tide sampling event. Groundwater gasoline TPH detections ranged from 120 - 150 ug/l during high-high and low-low tide sampling, respectively. The corresponding benzene concentration ranged from between 600 and 630 ug/l, with the higher concentration corresponding to the low-low tide sample. Total metal concentrations of arsenic, chromium, and lead were detected in all shallow wells during the low-low groundwater sampling. Mercury was identified in only one monitoring well during low-low tide. Arsenic, chromium, and lead were detected in total metals analyses from all wells associated with the investigation (PRC HFTACO7ECDN090293).

The Round 2 Data Evaluation Report for Thea Foss and Wheeler-Osgood Waterways notes SQO exceedances in a subtidal sediment sample obtained from slightly beyond the eastern end of the marina for a number of compounds. The compounds detected and exceedance ratios were as follows: HPAHs (1.42 - 2.13); LPAHs (1.10 - 1.80); mercury (1.54); 4,4-DDD (1.69); PCB (3.13); and BEP (7.69) (CACI F/WOEPA1TR042996).

## CITY City Waterway Enterprises, continued

City Waterway Marina

[See narrative for Jack Morris and Sons.]

Jack Morris owned and operated a 50-plus slip marina on the property owned by City Waterway Enterprises at 1811 Dock Street. The site was inspected by Ecology UBAT Inspectors Herold and Mercuri in the fall of 1991. The Inspectors noted that there were three house trailers on the property, one of which was used as a shop for the marina and storage of equipment and solvents for painting. Waste oil was deposited in a 275-gallon tank and collected and recycled by Ramcor Waste Oil. No spills or releases were noted in the Inspection Report (PRC HFCITY3IR090193).

No reference is made in the 104(e) Response of City Waterway Enterprises as to the existence of a lease with the Washington Dept. of Natural Resources (DNR) (CACI HFCITY7RIR041197). However, DNR, in its 1997 104(e) Response, refers to Harbor Area Lease No. 22-002575, for the Harbor Area fronting Tacoma Tideland Blocks 56, 57, and 58, with Morris and Sons d.b.a. City Waterway Marina, entered into on June 30, 1982, for a term of 30 years, "for the purpose of building and maintaining open moorage marina . . ." (CACI F/WOWASR7RIR051897).

Magnussen Marine Brokerage

Ron Magnussen, d.b.a. Magnussen Marine Brokerage, operated a yacht brokerage at 1813 Dock Street from January of 1987 to May of 1995. Magnussen leased a portion of the west side of the property, adjacent to Dock Street and upland from the Thea Foss Waterway, from property owner Jack Morris/City Waterway Enterprises. Although it is not indicated in his 1997 104(e) Response, it appears as though Magnussen leased the property from the City of Tacoma from May of 1993 until May of 1995, since the City was the property owner during that period. Magnussen Marine Brokerage, which Magnussen operated from a 14 by 66 foot mobile home on the property, neither used nor generated hazardous substances, and there is no information in the files or database suggesting that the operation contributed chemicals, problem or otherwise, to the waterway (CACI HFMAGM7RIR073097).

Pacific Coast Oil of Tacoma

[See narrative for Jack Morris and Sons, UNOCAL.]

In 1967, Unocal purchased Pacific Coast Oil of Tacoma, Inc. (PCO) from Pacific Coast Coal and Oil, and leased the northwest corner of the Morris property for truck storage and office facilities. The property leased by PCO extended from the northwest corner adjacent to Dock Street to the shoreline of the waterway on the northeast side. During the early to mid-1970s, PCO utilized the onsite fueling facilities (CACI HFPPCS7RIR032597, PRC

**CITY City Waterway Enterprises, continued**

HFTACO7ECDN090293).

**Outstanding Issues:**

**Corporate History:**

The Morris family bought all of the assets of Pacific Coast Coal in 1952 and at that time created Pacific Coast Coal and Oil. In 1966, Jack Morris created Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma, into the latter of which he merged Pacific Mutual Fuel Co. In 1967, Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma were sold to Unocal, and were thereafter operated as wholly-owned subsidiaries of Unocal. Pacific Coast Coal and Oil remained as a corporation after the sale of the Pacific Coast Oil entities to Unocal, although Morris liquidated the company in 1969. The assets were distributed to the stockholders, and Morris then created Morris & Sons, a general partnership, with his portion of the assets. In approximately 1984, Morris extracted the marina and the Dock Street property portion of the assets of Morris & Sons and created City Waterway Enterprises (CWE), another limited partnership. CWE appears to be a corporation in good standing with the Washington Secretary of State. It is unknown whether Morris and Sons is currently a Washington corporation as they do not appear in the Secretary of State database under the name "Morris and Sons," "Morris & Sons," or anything similar. A listing in Black Diamond, WA for the name "Morris & Sons" does appear in one of the Internet directories under the category "Coal-Wholesale." The Black Diamond address listed for Morris & Sons in the Internet directory is the same as that found in the Washington Secretary of State database for CWE.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, City Waterway Enterprises, Inc. - GNL/RFI (CACI HFCITY1GNL/RFI013197) |

**Descriptions of Documents Related City Waterway Enterprises, Inc.:**

CACI HFCITY8TCR121697: 12/16/97. Jeff VerHoef, CACI. Re telephone conversation with Joyce Mercuri concerning City Waterway Marina. Mercuri confirmed that the marina is still in operation although she did not know by whom. Document type: Telephone contact report. Enforcement quality: Undocumented data from any source.

CACI HFMORJ8DIRECT121697: 12/16/97. U.S. West. List of businesses from Internet

**CITY City Waterway Enterprises, continued**

directory. Includes listings for Morris & Sons and Morris Coal Sales under category 'Coal - Whsle.'. Document type: Directory - POLK, REIL, INTERNET. Enforcement quality: Unknown.

CACI HFMAGM7RIR073097: 07/30/97. Ron Magnussen, Magnussen Marine Brokerage. Response of Magnussen Marine Brokerage to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to City Waterway Enterprises re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR070197: 07/01/97. EPA Regoin 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO7LTR052197: 05/21/97. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Transmits documents which show UNOCAL and Exxon operation of oil distribution facilities on the Morris property at 1801, 1811, and 1813 Dock St. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR050297: 05/02/97. Robert J. Backstein, Esq., Eisenhower & Carlson, PLLC. Advises that Jack Morris and City Waterway Enterprises are one in the same; City Waterway Enterprises is a corporation of which Morris is the General Partner. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY7RIR041197: 04/11/97. Robert J. Backstein, Eisenhower & Carlson, PLLC. Response of Jack Morris and City Waterway Marina to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPCS7RIR032597: 03/25/97. Walter Crim, Assistant Counsel, Unocal Corp. Response of Unocal on behalf of Pacific Coast Oil to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOWASR7RIR031897: 03/18/97. Craig E. Partridge, Manager Aquatic Resources Division, WA Dept of Natural Resources. Response of the Washington Dept of Natural Resources to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's

**CITY City Waterway Enterprises, continued**

receipt and acceptance of Jack Morris' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCITY1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of City Waterway Enterprise's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMORJ7LTR022197: 02/21/97. Robert J. Backstein, Esq., Eisenhower & Carlson, PLLC. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Jack Morris' activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY7LTR022197: 02/21/97. Robert J. Backstein, Eisenhower & Carlson, PLLC. Request on behalf of City Waterway Enterprises, Jack Morris, and Totem Marine Services for extension of time in which to respond to 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to City Waterway Enterprises. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFCITY11CAR111595: 11/15/95. Washington Secretary of State. Corporate Record for City Waterway Enterprises, Limited Partnership. Notes that an amendment was filed on 11/15/95. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

CACI FTACO7RIFS040194: 04/01/94. Black and Veatch Waste Science and Technology Corp. Area Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway. Document type: Remedial Investigation/Feasibility Study. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO7ECDN090293: 09/02/93. City of Tacoma Planning Department. Determination of SEPA non-significance for remediation and redevelopment of the 1801-1811 Dock St. property; notes petroleum oil, PAHs, lead. Document type: Environmental Complaint. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPPCS3MEMO062993: 06/29/93. WDOE. Memo concerning status of Pacific Coast Oil and J.H. Galbraith with groundwater sampling results. Although gw contains LPAH and metals, WDOE does not think that surface water is transporting contaminants to Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

**CITY City Waterway Enterprises, continued**

CACI HFPPCS3MEMO062993: 06/29/93. M. Coleman, Ecology. Memo to D. Smith re status of Pacific Coast Oil/Morris Properties on Thea Foss waterway. Discusses available data suggesting PAH values exceeding both MTCA standards and CBN/T SQO. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFCITY3IR090191: 09/01/91. Herold, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Thea Foss Waterway properties owned by Burlington Northern subsidiary Glacier Park Co. Concludes that hydrocarbons are present at high levels at many properties. Document type: Preliminary Assessment/Site Investig. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY8LSE100190: 10/01/90. Jack Morris, Morris & Sons. Commercial lease between City Waterway Enterprises and Pacific Coast Oil. Document type: Lease. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY6LTR102788: 10/27/88. Gary Porter, Tacoma-Pierce County Health Dept. Advises City Waterway Enterprises that TPCHD has completed its review of the tank removal at 1801 Dock St and that the site is now believed to be within acceptable contam Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMORJ7LTR040385: 04/03/85. Jack Morris, Morris and Sons. Advises lessee Pacific Coast Hemphill that Jack Morris has changed the name of marina at 1801 Dock Street to City Waterway Enterprises. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

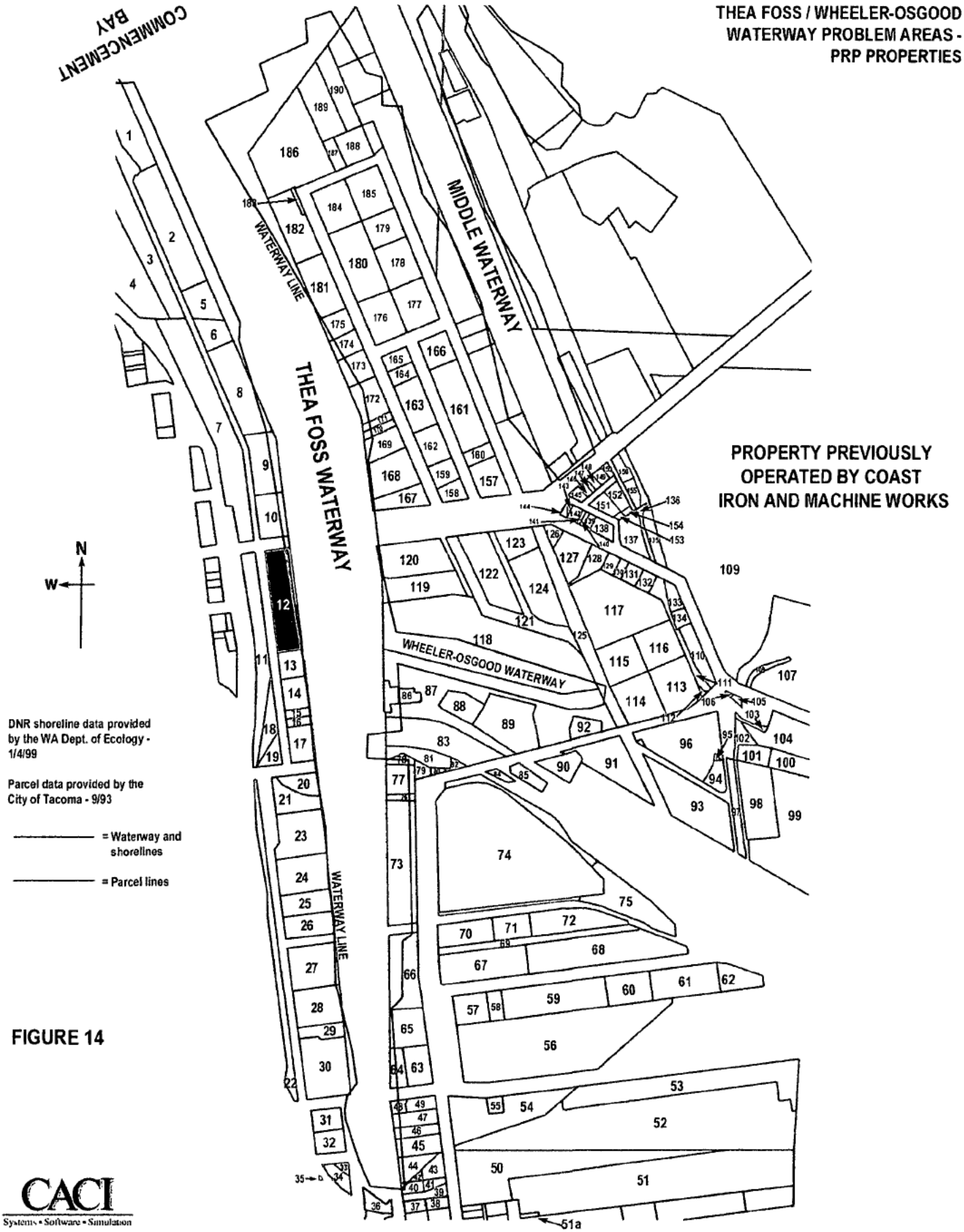


FIGURE 14

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## COAI Coast Iron and Machine Works, continued

**Party address:**

Coast Iron & Machine Works
1131 Dock Street
Tacoma, WA 98402

**Contact persons:**

Unknown

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1131 Dock Street** (12) | | | |
| 8950001960 | City of Tacoma | O | 1988-Present |
| | Coast Iron and Machine Works | T | Unk.-1983 |
| | Atlas Foundry and Machine | T | 1963-1978 |
| | Dravis, Inc. | T | Unk.-1963 |
| | Pacific Machine Co. | T | Unk. |
| | Western Fish and Oyster | T | 1963-1990 |
| | City of Tacoma Public Utilities Dept. | O/T | 1941-1988 |
| | City of Tacoma Public Utilities Dept. | T | 1922-1941 |

**Summary of Evidence:**

- Party operated a machining shop on land abutting the Head of the Thea Foss Waterway.

## COAI Coast Iron and Machine Works, continued

- Fill material at the site contains copper, lead, nickel, zinc, and other problem metals.

- Fill material in the intertidal zone is exposed to tidal flushing and may be exposed to groundwater seeps.

Coast Iron & Machine Works (Coast Iron) reportedly operated a machining shop on land abutting the Head of the Thea Foss Waterway. Coast Iron's facility was located south of the 11th Street Bridge and the former Atlas Foundry and Machine (Atlas) site (at 1107 Dock Street) and north of the old Tacoma Steam Plant (at 1141 Dock Street). The property on which Coast Iron, Atlas, and the old Tacoma Steam Plant formerly operated are currently considered to be one large parcel (CACI F/WOTACO7RIR030797). The former Coast Iron property is currently occupied by the Sea Scouts and owned by the City of Tacoma (PRC HFSEAS3IR101892, CACI F/WOTACO7RIR030797).

The presence of large quantities of waste metal turnings and foundry slag in fill material at the Dock Street property suggest that substantial machining and foundry operations occurred there. Black and Veatch noted in their report, entitled *Area-Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway,* that three soil samples were obtained during the boardwalk construction project that occurred in December of 1989. The samples, which were obtained from a depth of three to four feet below the top of the bank, were analyzed for TPH, PAHs, metals, pesticides, and herbicides. Two samples exceeded the MTCA Method A TPH cleanup standard of 200 ppm, and carcinogenic PAHs were detected at concentrations in excess of the Method B cleanup standard of 0.137 ppm. The tests for metals, pesticides, and herbicides were all non-detects, so the soils were not classified as dangerous waste (CACI FTACO7RIFS040194). During a 1993 inspection, Ecology observed metal slag and turnings along the bank of the waterway from the 11th Street Bridge south to the area formerly occupied by the Tacoma Steam Plant. The slag and turnings were exposed on the bank at the north end of the property, but had been covered with rip rap and a board walk along the southern end. Several problem metals were detected in the fill material, including copper (19,600 mg/kg), cadmium (9.3 mg/kg), lead (2,350 mg/kg), mercury (0.28 mg/kg), nickel (560 mg/kg), and zinc (2,220 mg/kg). Although the above concentrations may not be directly comparable to the SQOs due to differences in methods (soils versus sediments), they range from between 1.82 (cadmium) and 50 (copper) times the SQOs(PRC HFATLF3MEMO012993).

Metals are potentially released to the waterway through two pathways. First, the fill material extends into the intertidal zone, which is exposed to tidal flushing. Ecology reported that along the portion of the bank protected by rip rap, the fill material is not exposed to the tide; nevertheless, the fill was likely exposed to the tide before the rip rap and other improvements were made by the City of Tacoma in the late 1980s. Second, Ecology observed one groundwater seep along the bank and speculated that there may be more seeps through the fill in the intertidal zone (PRC HFATLF3MEMO012993).

## COAI Coast Iron & Machine Works, continued

Ecology's Milestone 1 Report lists the former Coast Iron property as a probable (list 2) source of contamination to the waterway, but states that the property does not currently contribute problem chemicals to the waterway. The Milestone 1 lists the former Atlas Foundry property as a confirmed (list 3) source of contaminants to the waterway (CACI HFMILE3SCR070193).

**Outstanding Issues:**

No response to the 1989 104(e) request for information is documented for Coast Iron. Consequently, very little information regarding property ownership, facility operations, and sources and releases of problem chemicals are documented. Jesse Engineering, a company that purchased certain of Coast Iron's machinery and raw materials in 1984, has informed EPA that Coast Iron was in bankruptcy and was no longer operating at the time of the sale, so a date upon which the site ceased operations can be estimated (CACI HFCOAI7LTR091793). Lynne Kershner of EPA wrote to a representative of Coast Iron in January of 1990, acknowledging a conversation on January 25 concerning the General Notice Letter that had been sent the previous April. Kershner transmitted a copy of the letter previously sent and advised that failure to respond could result in EPA initiating civil judicial or administrative action, including penalties (PRC HFCOAI1LTR012990). No information regarding Coast Iron could be located in the WA Secretary of State files, Lexis, or online databases. Coast Iron is presumed to be defunct.

**Corporate History:**

No information related to corporate history is documented in the party file or database for Coast Iron.

**Administrative Actions:**

| Date | Document |
|---|---|
| 04/24/89 | General Notice Letter and 104(e) request for information, Coast Iron and Machine Works - GNL/RFI (PTI HFCOAI1RFI042489) |

**Descriptions of Documents Related to Coast Iron and Machine Works:**

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type:

**COAI Coast Iron & Machine Works, continued**

Source control report. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney, City of Tacoma. Response of the City of Tacoma to EPA's 1/31/97 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCOAI7LTR020597: 02/05/97. Robert Rowan, Esq., Dolack, Hansler, et al. Advises Ken Marcy of EPA that Jesse Engineering, the recipient of a GNL and 104(e) request addressed to Coast Iron and Machine Works, has no relation to Coast Iron and Machi Document type: Letter. Enforcement quality: Unknown.

CACI HFATLF3LTR112095: 11/20/95. D. Smith, Ecology. Re metals contamination in banks of former Atlas Foundry/Coast Iron site. Based on leach tests and sediment sampling, site no longer appears to be a source of problem chemicals to waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI FTACO7RIFS040194: 04/01/94. Black and Veatch Waste Science and Technology Corp. Area Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway. Document type: Remedial Investigation/Feasibility Study. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCOAI7LTR091793: 09/17/93. R. Rowan, Dolack Hansler Firm, on behalf of Jesse Engineering. In response to 8/24/93 letter from the City of Tacoma, advises that Jesse Engineering has no affiliation whatsoever with Coast Iron & Machine Works. Document type: Letter. Enforcement quality: Documents supplied by PRPs/ agents.

CACI HFATLF3MEMO012993: 01/29/93. D. Smith, Ecology. Recommends listing former Atlas Foundry and Coast Iron sites on List 3 for Thea Foss source control database. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFCOAIMEMO012993: 01/29/93. Marv Coleman, Ecology. Recommends that former Atlas Foundry and current Coast Iron Works sites be added to List 3 for the Thea Foss source control database. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFSEAS3IR101892: 10/18/92. Marv Coleman, Ecology. Re Sea Scouts facility near Head of Thea Foss Waterway. Petroleum products, solvents, and historical metals are noted, although are not suspected to be attributable to Sea Scouts. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFCOAI1LTR012990: 01/29/90. Lynne Kershner, EPA Region 10. Transmits copy

**COAI Coast Iron & Machine Works, continued**

of notice letter sent to Coast Iron in 4/89 and asks that it be responded to within 3 weeks. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PTI HFCOAI1RFI042489: 04/24/89. EPA Region 10. Request for Information. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

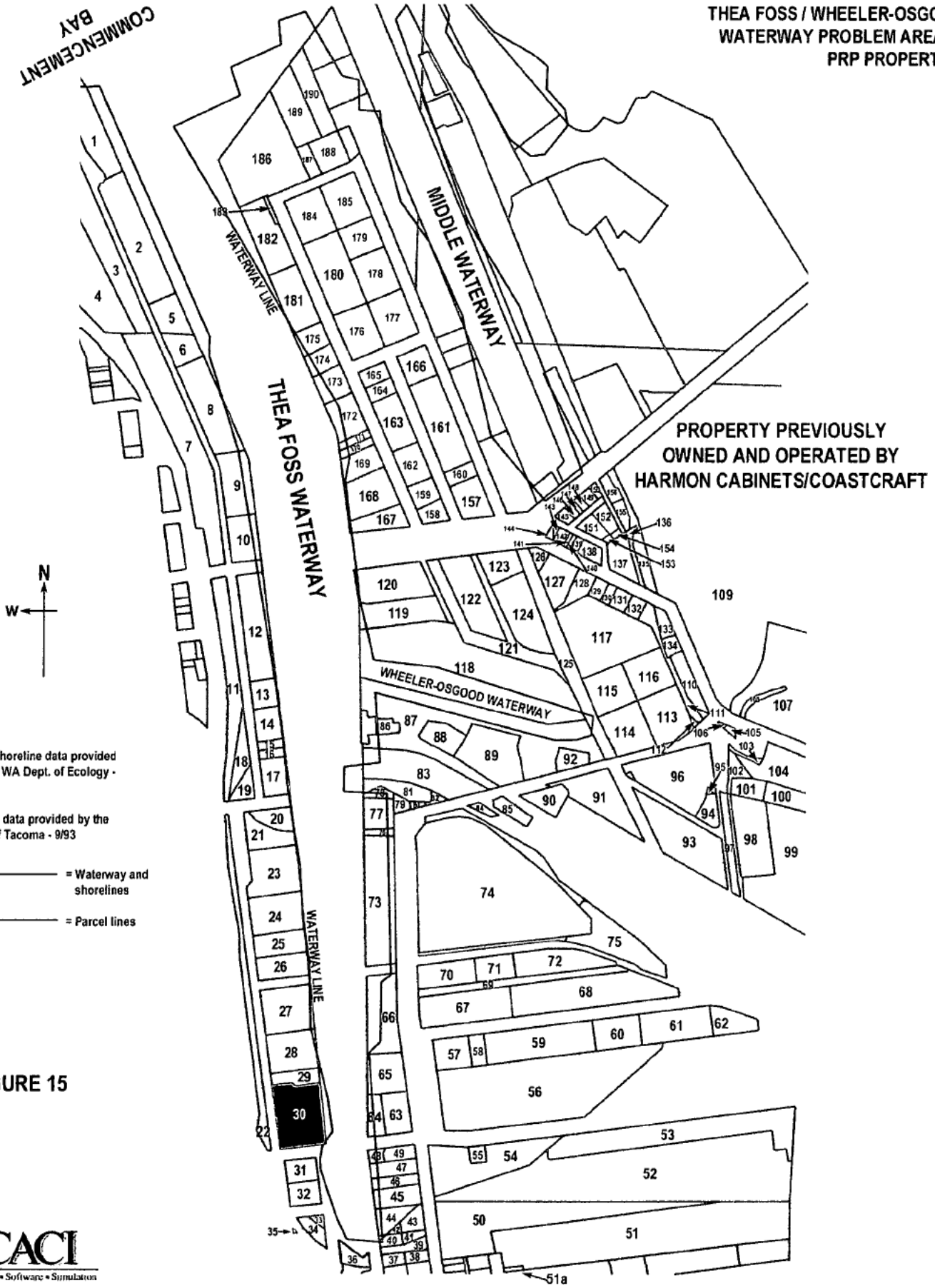


FIGURE 15

CACI
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## COAT Coastcraft, Inc., continued

**Party address:**

1933 Dock Street
Tacoma, WA 98402

**Contact persons:**

Officer

Richard Ohlson
(b) (6)
(b) (6)

**PRP Status:** D

[See narratives for Dock Street Partners and Harmon Cabinets.]

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1933 Dock Street** (30) | | | |
| 8950001870 | Metropolitan Parks District | O | 1996-Present |
| | Dock Street Partners/Richard Ohlson | O | 1991-1996[19] |
| | Coastcraft, Inc. | O | 1986-1990 |
| | Harmon Cabinet Co./ Coastcraft, Inc. | O/T | 1960-1986 |
| | Brandrud Furniture Co. | T | 1986-1991 |
| | Harmon Manufacturing, Inc. | T | Unk.-1960 |

[19]There is conflicting information in the files as to the ownership of this property between 1991 and 1996. Pierce County Assessor records suggest that the property was owned continuously from 1961 until 1996 by the same owner (Coastcraft). City of Tacoma and other 104(e) responses suggest that Dock Street Partners owned the property between 1991 and 1996.

## COAT Coastcraft, Inc., continued

**Summary of Evidence:**

- Releases of phenols to pond sediments by party have been documented.
- High concentrations of phenols have been detected.
- Sediments are connected to the Head of Thea Foss Waterway through Outfall 703.

Coastcraft purchased the property at 1933 Dock Street, which abuts the Head of the Thea Foss Waterway, from Harmon Manufacturing Co. in approximately 1960/1961. Coastcraft also purchased Harmon Cabinets, the wood product manufacturing company that had been operating on the property prior to Coastcraft's purchase of the property. Coastcraft operated Harmon Cabinets until 1986, at which point it sold the assets of the operating company, including the "Harmon" name, to Brandrud Furniture, Inc. Brandrud Furniture operated the facility at 1933 Dock Street until August of 1991 (PTI HFCOAT7RIR062389, CACI HFBRAN7RIR022797). Coastcraft kept ownership of the property until 1991, and then sold the property to Dock Street Partners (CACI HFCAMSRIR112097). The property is currently owned by the City of Tacoma Metropolitan Parks District, who purchased it in 1996 (CACI F/WOTACO7RIR030797).

Coastcraft stated in its 1989 104(e) Response that it had purchased the Dock Street property and the business operating thereon, Harmon Cabinets, from from Harmon Manufacturing, Inc. in approximately 1961. Harmon Cabinets had operated as a lessee on the property at 1933 Dock Street from the time of the purchase by Coastcraft until 1986, at which point Coastcraft sold the equipment and raw material inventory of Harmon Cabinets to Brandrud Furniture, Inc. (Brandrud) (PTI HFCOAT7RIR062389).

Shortly before the commencement of the lease with Brandrud Furniture, an anonymous complaint concerning alleged dumping of phenolic wastes at the Harmon Cabinets operation was received by the Tacoma Pierce County Health Dept. (TPCHD). TPCHD collected a soil sample on April 10, 1986 consisting of the top 3 cm of surface soil approximately eight feet in front of the pipe that discharged under the Harmon building[20]. The sample was found to contain 3.15 ug/kg dry weight total phenol, which was seven times the AET of 420 ppb (which later became the SQO) established by TetraTech (PTI HFHARI3LTR050686). Brandrud moved its operation to the 1933 Dock Street location and leased the property from Coastcraft from September 5, 1986 - August 31, 1991 (CACI HFBRAN7RIR022797). On September 24, 1992, after the lease between Harmon and Coastcraft had been terminated, UBAT Inspectors Joyce Mercuri, Marv Coleman, and Garin Schreive collected a water sample from the pond on the property, which was in the

[20] TPCHD did not indicate whether the sample was obtained from the intertidal zone or the upland area of the site.

**COAT Coastcraft, Inc., continued**

vicinity of the previous sampling done by TPCHD in 1986. The sediments were not sampled by the UBAT Inspectors at this time because it seemed unlikely that sediments from the pond would be carried into the waterway under normal tidal conditions. The sample was analyzed for phenol and volatile organics, and no phenol was detected. Acetone was detected, however, at a concentration of 27 ppb. As a result of the sampling and analysis, UBAT Inspectors deemed that the pond on the Harmon property was not at that time a source of contaminants to the waterway (CACI HFHARI3MEMO041593).

The June 1993 Milestone 1 Report lists the Harmon property as a List 2 probable source of contamination, and notes that while existing information suggests that the facility does not contribute problem chemicals to the waterway, it may well have contributed volatile organics in the past. In 1995, Ecology Inspector Coleman noted in a letter to Ms. Carol Henderson at the City of Tacoma Dept. of Public Works that the documented contamination at the former Harmon Cabinets site fit the criteria to designate the property as a MTCA cleanup site. Coleman also noted that preliminary data suggested that the groundwater did not appear to have been significantly impacted by the contaminated soils on the site, and that, based on available data, including USEPA Round One sediment sampling, the property did not appear to be an ongoing source of problem chemicals to the waterway (CACI HFHARI3LTR091995).

**Outstanding Issues:**

Although the City of Tacoma has indicated in its 1997 104(e) Response that it purchased the property at 1933 Dock Street in 1996 from Dock Street Partners, the Pierce County Tax Assessor records show that the last prior transaction with regard to the property was on January 1, 1961. This information is consistent with information from Coastcraft to the effect that Coastcraft purchased the property and operating company from Harmon Manufacturing, Inc. in 1960/1961, although it contradicts information from the City of Tacoma and Dock Street Partners principal Scott Campbell to the effect that the property had been sold by Coastcraft to Dock Street Partners in the early 1990s. The information from the Pierce County Assessor suggests that the property was owned continuously by Coastcraft from the time of purchase by Coastcraft until 1996 (CACI F/WOTACO7RIR030797, PTI HFCOAT7RIR062389, CACI HFCAMS7RIR112097). Coastcraft did not respond to 104(e) information requests from EPA in 1996 and 1997 regarding their former properties in the vicinity of Middle and Thea Foss Waterways, respectively.

The bankruptcy of Coastcraft in 1993 may have some bearing on the ownership questions.

**Corporate History:**

## COAT Coastcraft, Inc., continued

Coastcraft incorporated in the state of Washington in 1924. The company was in the millwork industry from time of its inception. Coastcraft owned Harmon Cabinets from 1960 to 1986 (PTI HFCOAT7RIR062389). Coastcraft filed for Chapter 11 Bankruptcy in United States Bankruptcy Court in the Western District of WA on February 9, 1993 (CACI MICOAT1AGO032896, CACI HFCOAT8LEXIS020993). There were three property transactions in WA at approximately the time of the Coastcraft bankruptcy filing in which Richard Ohlson was listed as the seller (CACI HFDOCP8LEXIS010799).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Coastcraft, Inc. - RFI (CACI HFCOAT1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) request for information, Coastcraft, Inc. - GNL/RFI (No copy in file.) |

**Descriptions of Documents Related to Coastcraft, Inc.:**

CACI HFDOCP8DIRECT010799: 01/07/99. AT&T. Search results for Richard Ohlson, whose current address is 9420 Veterans Dr., Tacoma, WA 98498 (telephone 253 584-0322). Document type: Directory - POLK, REIL, INTERNET. Enforcement quality: Standard reference documents.

CACI HFDOCP8LEXIS010799: 01/07/99. Pierce County Assessor. Property transfer records for Pierce County. Shows three transactions in which Richard Ohlson (Coastcraft/Dock Street Partners) was listed as seller. Document type: Lexis printouts. Enforcement quality: Standard reference documents.

CACI HFDOCP8LEXIS010799A: 01/07/99. Pierce County Assessor. Property records for Pierce County. Shows that owner of house at 9420 Veterans Dr. SW, Tacoma, WA (where Richard Ohlson resides) is owned by Jeffrey and Nancy Lynch. Document type: Lexis printouts. Enforcement quality: Standard reference documents.

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney,

**COAT Coastcraft, Inc., continued**

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney, City of Tacoma. Response of the City of Tacoma to EPA's 1/31/97 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFBRAN7RIR022797: 02/27/97. James V. Handemacher, Esq., Bonneville, Viert, Morton & McGoldrick. Response of Brandrud Furniture to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCOAT1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the Coast Craft's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MIMILE3SCR100297A: 10/02/97. Ecology. Middle Waterway Source Control Status Report Milestone 4. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFHARI8LTR021997: 02/19/97. Charles Granoski, Jr., Esq. Provides information re Harmon Cabinets past practices of dumping glues and resins directly into Thea Foss Waterway. Document type: Letter. Enforcement quality: Undocumented data from any source.

CACI MIMYLE1PLDG053196: 05/31/96. EPA Region 10. Agreement and Coveneant Not to Sue Re: Coastcraft Property Sediment Contamination Located Within the CB/NT Superfund Site. Document type: Pleadings. Enforcement quality: Documents from agencies/agents.

CACI MICOAT1RFI032996: 03/29/96. L. Loiselle, EPA. Request for information to Coast Craft Lumber and Coast Sash & Door. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MICOAT1AGO032896: 03/28/96. EPA Region 10 and Mylet Family Partnership No. 1. Agreement and Covenant Not to Sue re: Coastcraft Property Sediment Contamination Located Within the CBN/T Superfund Site. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI MICOAT3IR111794: 11/17/94. Ecology. UBAT Inspection Report re Coast Craft Lumber for investigation of possible historical contamination of catchbasins. Suspected contaminant referenced is mercury. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MIMILE3SCR010194: 01/01/94. Ecology. Middle Waterway Source Control Status

**COAT Coastcraft, Inc., continued**

Report Milestone 1. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC HFCOAT3MEMO052793: 05/27/93. Unidentified. Memo describing corporate status and ownership of Coastcraft facility; Harman Furniture/Brandrud Furniture lease property owned by Coastcraft at 1933 Dock Street. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFHARI3MEMO041593: 04/15/93. J. Mercuri, Ecology. UBAT Memo re sampling at old Harmon Cabinets bldg. Acetone was detected at 27 ppb but site does not seem to be source of problem chemicals to Foss WW. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MICOAT7LTR040193: 04/01/93. Coast Craft, Inc. Letter responding to 4 questions presented in 10/6/92 letter from Ecology re standpipes on E St, sump pumps, waste glues and dip tank. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCOAT8LEXIS020993: 02/09/93. U.S. Bankruptcy Court for the Western District of WA. Printout re Chapter 11 filing for Coastcraft, Inc. Document type: Lexis printouts. Enforcement quality: Unknown.

PRC HFCOAT3LTR100692: 10/06/92. M. Coleman, Washington Department of Ecology. Letter regarding follow-up information after 9/17/92 inspection; identifies 2 standpipes possibly connected to UST; waste glue, former PCP diptank. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MICOAT3IR012694: 01/26/92. Ecology. Inspection Report re follow-up sampling in Middle Waterway and Coast Craft Lumber for Pentachlorophenol contamination related to past lumber treatment practices. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFCOAT3IR091792: 09/17/92. Coleman, Mercuri, Washington Department of Ecology. UBAT Inspection Summary describing facility process and wastes; describes stormwater and process water sources to Outfall 214. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MICOAT3IR091792: 09/17/92. Ecology. UBAT Inspection Report re Coast Craft Cabinets. Suspected contaminants include paint-related wastes and fly-ash residue. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI HFCOAT7RIR062389: 06/23/89. Coast Craft, Inc. Response to Request for Information from Coast Craft, Inc. Document type: Response to Request for Information.

**COAT Coastcraft, Inc., continued**

Enforcement quality: Documents supplied by PRPs/agents.

PTI HFBRAN7RIR060189: 06/01/89. Harmon Cabinets/Brandrud Furniture. Response to Request for Information for Harmon Cabinets. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI HFHARI3LTR050686: 05/06/86. Ray Hanowell, Tacoma-Pierce COunty Health Dept. Advises Bill Backous of Ecology of sampling results at 1933 Dock St (Harmons). Exceedances of phenol are noted. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFHARI6SR043086: 04/30/86. Anne Reinhart, AmTest, Inc. Analysis results for soil sample from Harmon Cabinets. Total Phenols noted are 3.15 ug/kg. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

PRC HFCOAT1IR032084: 03/20/84. Harry Tracy. Inspection report/small business discharge survey. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

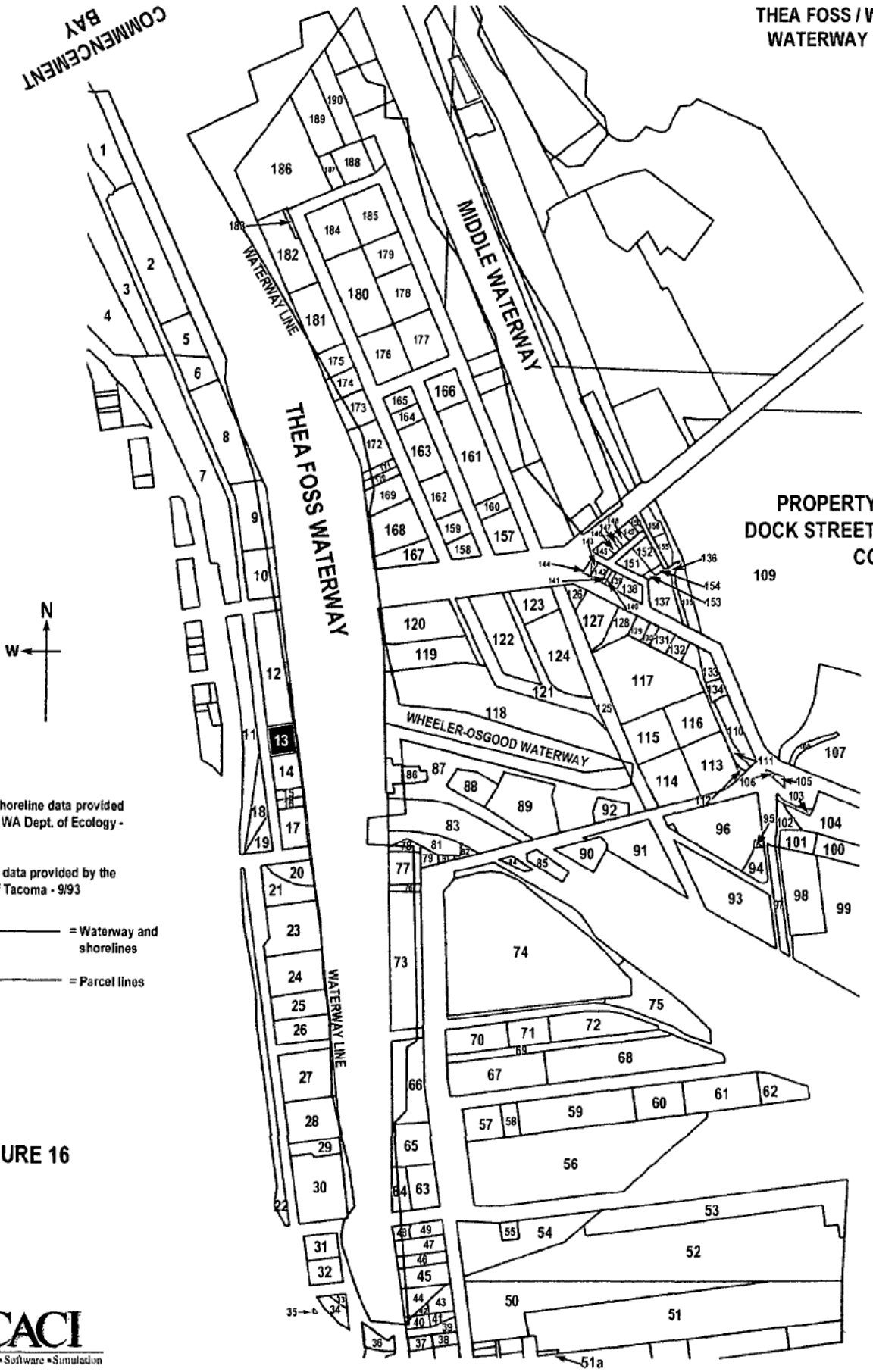


FIGURE 16

CACI
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**DOCD Dock Street Development Inc., continued**

**Party address:**

1141 Dock Street
Tacoma, WA 98402

**Contact persons:**

William A. Looney
(b) (6)
P.O. Box (b) (6)
Seattle, WA (b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1141 Dock Street** (13) | | | |
| 8950001971 | Metropolitan Parks District of Tacoma | O | 1991-Present |
| | Dock Street Development Inc. (William Looney) | O | 1995 - Present |
| | Pacific Trustee Ltd. | O | 1987 - 1995 |
| | Investco Financial Corp. | O | 1987 - 1995 |
| | The Peck Trust | O | 1971-1987 |
| | Consumer Central Heating Co. | O | 1920-1971 |

**Summary of Evidence:**

- Party owns vacant property adjacent to the Head of Thea Foss Waterway.
- Party's property is a confirmed source of mercury, zinc, and lead to the waterway.

**DOCD Dock Street Development Inc., continued**

Dock Street Development, Inc. was the successful bidder and purchaser of the property situated at 1147 Dock Street (a.k.a. 1141 and 1151 Dock Street) at the 1995 Pierce County Tax Foreclosure Sale. According to Dock Street Development President Mr. William Looney, soil samples were excavated, evaluated, and provided to the State of WA in 1996. Looney indicated in his 1997 104(e) Response that, with the exception of the sampling performed in 1996, apparently at the request of the State of WA, neither he nor Dock Street Development have conducted any activities "on, above or under" the subject property nor do they have any knowledge of any contamination of either the upland or intertidal property (CACI HFDOCD7RIR080497). However, on February 7, 1996, Ecology sent Looney a draft enforcement order for the interim action to remove contaminated fill material from the 1147 Dock Street site which Dock Street Development had purchased two months prior (CACI HFDOCD3LTR020796). On May 17, 1996, Ecology transmitted to Looney, as President of Dock Street Development, Enforcement Order No. DE 96TC-S119 requiring Dock Street Development to conduct the interim cleanup at the site (CACI HFDOCD3LTR051797). It does not appear that Dock Street Development conducted the required removal as specified in the Enforcement Order (CACI HFDOCD7RIR080497). Ecology conducted the removal in August of 1997 (CACI HFDOCD3IACR033098).

Ecology Inspectors Joyce Mercuri, Marv Coleman, and Sandra Stephens conducted sampling of some nonnative fill material beneath the collapsed dock at the 1147 Dock Street property on December 7, 1993. Samples from the east face of the fill material contained elevated levels of mercury at 4.76 mg/kg (versus the CB/NT SQO of 0.59 mg/kg), and were significantly higher than the SQO. Sample SPB1, which was taken from the north face of the fill area, had a mercury reading of .136 mg/kg. The fill material that was sampled rose vertically from the intertidal sediments to an elevation of approximately 10 to 15 feet (CACI HFINVP3MEMO021494). On March 10, 1994, Inspector Mercuri notified Mr. Steve Burnham of Investco, the owner at the time, of the results of the sampling referenced above, noting that sample SPB2, at 4.76 mg/kg, was significantly above the CB/NT sediment cleanup objectives for mercury. Mercuri requested that Investco investigate the material further and develop a strategy for preventing the recontamination of waterway sediments (CACI HFINVP3LTR031094).

In an April 5, 1994 UBAT Inspection Report, Inspectors Mercuri and Coleman document the findings of elevated mercury levels beneath the collapsed dock, and address elevated TPH levels which were found in three locations in the vicinity of two underground Bunker C fuel storage tanks which had been removed from the property in 1992. Although metals and VOAs were below MTCA standards, four carcinogenic PAHs were identified above the MTCA Method A cleanup level of one to 33 ppm. According to the Inspectors, additional excavation of soil was undertaken to remove soils with TPH contamination above 200 ppm. After the second round of excavation, floating oily foam and a sheen were observed on groundwater at a depth of 11 feet. Approximately 250 gallons of oily water were removed and taken to a disposal facility. Hart Crowser, the environmental consultant who had removed the USTs in 1992, had recommended that the land owner install three

**DOCD Dock Street Development Inc., continued**

monitoring wells and a soil boring to determine if the site was a risk to the environment (CACI HFINVP3IR050494).

In a June 14, 1994 follow-up memorandum to the February 14, 1994 memorandum which summarizes the two samples of fill material beneath the collapsed dock, Mercuri documents additional sampling which was gathered during an extreme low tide of -2.6 on April 28, 1994. The sample was composited from intertidal sediments below the bulk of the fill mass previously sampled. The third sample showed elevated mercury levels of almost four times the CB/NT SQO (2.21 mg/kg). Coleman and Mercuri also observed heavy oil emanating from the bank of the site near the border of the site and the old City steam plant situated to the north. Oily sheens appearing adjacent to the in-water pilings were also observed, as if the pilings were creating a conduit for oil underground to come to the surface. The Inspectors speculated that the oil could have been coming from the area of the leaking underground storage tanks that were removed in 1992 (CACI HFINVP3MEMO061494).

Ecology conducted an interim remedial action at the former Investco property in August of 1997 that consisted of removal and disposal of 1,000 tons of mercury-contaminated intertidal sediments, isolation of remaining contaminated sediments, and restoration of the bank slope (CACI HFDOCD3IACR033098).

**Corporate History:**

Dock Street Development, Inc. was incorporated in the State of Washington on December 19, 1995. William A. Looney is the registered agent and President of Dock Street Development.

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Request for Information, Dock Street Development, Inc. - GNL/RFI (CACI HFDOCD1GNL/RFI013197) |
| 5/20/96 | Enforcement Order No. DE 96TC-S119 - Dock Street Development, Inc. - EO (CACI HFDOCD3EO052096) |

**DOCD Dock Street Development Inc., continued**

**Descriptions of Documents Related to Dock Street Development Inc.:**

CACI HFDOCD3IARC033098: 03/30/98. Joyce Mercuri, Ecology. Interim Action Cleanup Report re Dock Street Development Co. (Investco) site. Interim Action involved removal of 1000 tons of mercury contaminated sediments and restoration of bank. Document type: Interim action cleanup report. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD3IARC033098: 03/30/98. Joyce Mercuri, Ecology. Interim Action Cleanup Report re Dock Street Development Co. (Investco) site. Interim Action involved removal of 1000 tons of mercury contaminated sediments and restoration of bank. Document type: Interim action cleanup report. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD7RIR080497: 08/04/97. William Looney, President, Dock Street Development, Inc. Reply of William Looney on behalf of Dock Street Development, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCD7LTR080497: 08/04/97. William Looney, President, Dock Street Development, Inc. Request of William Looney to be excluded from any future requests for information. In the event that this is not done, he will assess the US government $100,000 per day in penalties. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCD1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Dock Street Development Co. re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Dock St. Development Co. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be assessed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR022897: 02/28/97. Stephen A. Burnham, Investco Financial Corp. Request for correction of erroneous information in 2/97 Superfund Fact Sheet re Investco Financial Corp. Burnham asserts that Investco has never owned the referenced site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCD1NTS022107: 02/21/97. Ken Marcy, EPA Region 10. Note to the file re

**DOCD Dock Street Development Inc., continued**

call from Dock Street Development Co. environmental consultant Jeff Jones concerning the possible sale by owner of the Dock Street property Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Dock Street Development Co. c/o William Looney. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLOOB3LTR020796: 02/07/96. Joyce Mercuri, Ecology. Transmits draft enforcement order for interim action to remove contaminated fill material from the site at 1147 Dock Street (Dock Street Development). Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD8DEED122795: 12/27/95. Barbara Gelman, Pierce County Assessor-Treasurer. Tax Deed No. 9534 re sale to Dock Street Development, Inc. of Parcel No. 8950001971. Document type: Deed. Enforcement quality: Unknown.

CACI HFPACT7LTR122795: 12/27/95. Stephen A. Burnham, Pacific Trustee, Ltd. Advises Joyce Mercuri of Ecology that Pacific Trustee Ltd. is no longer the owner of property at 1147 Dock St. and has neither the legal authority nor the funds to undertake cleanup of the site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCD11CAR121995: 12/19/95. Washington Secretary of State. Corporate Record for Dock Street Development, Inc. Document type: Corporate Annual Report. Enforcement quality: Unknown.

CACI HFLOOB3LTR121195: 12/11/95. Joyce Mercuri, Ecology. Advises of immediate needs with regard to property at 1147 Dock St. Of primary importance is the removal of ash containing mercury located adjacent to the Head of Foss Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3MEMO061494: 06/14/94. J. Mercuri, Ecology. References elevated mercury levels detected in samples of sediments taken beneath nonnative fill material at Consumers Central Heating Plant site at 1151 Dock St. (a.k.a. the Investco site). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**DOCD Dock Street Development Inc., continued**

CACI HFINVP3IR040594: 04/05/94. J. Mercuri, M. Coleman, Ecology. References elevated mercury, carcinogenic PAH, and TPH contamination at old Consumers Central Heating Plant site at 1151 Dock St. (a.k.a. the Investco site). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3LTR031094: 03/10/94. J. Mercuri, Ecology. Re mercury contamination at old Consumers Central Heating Plant site (1151 Dock Street) which is located adjacent to north side of the Investco parcel. Document type: Letter. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

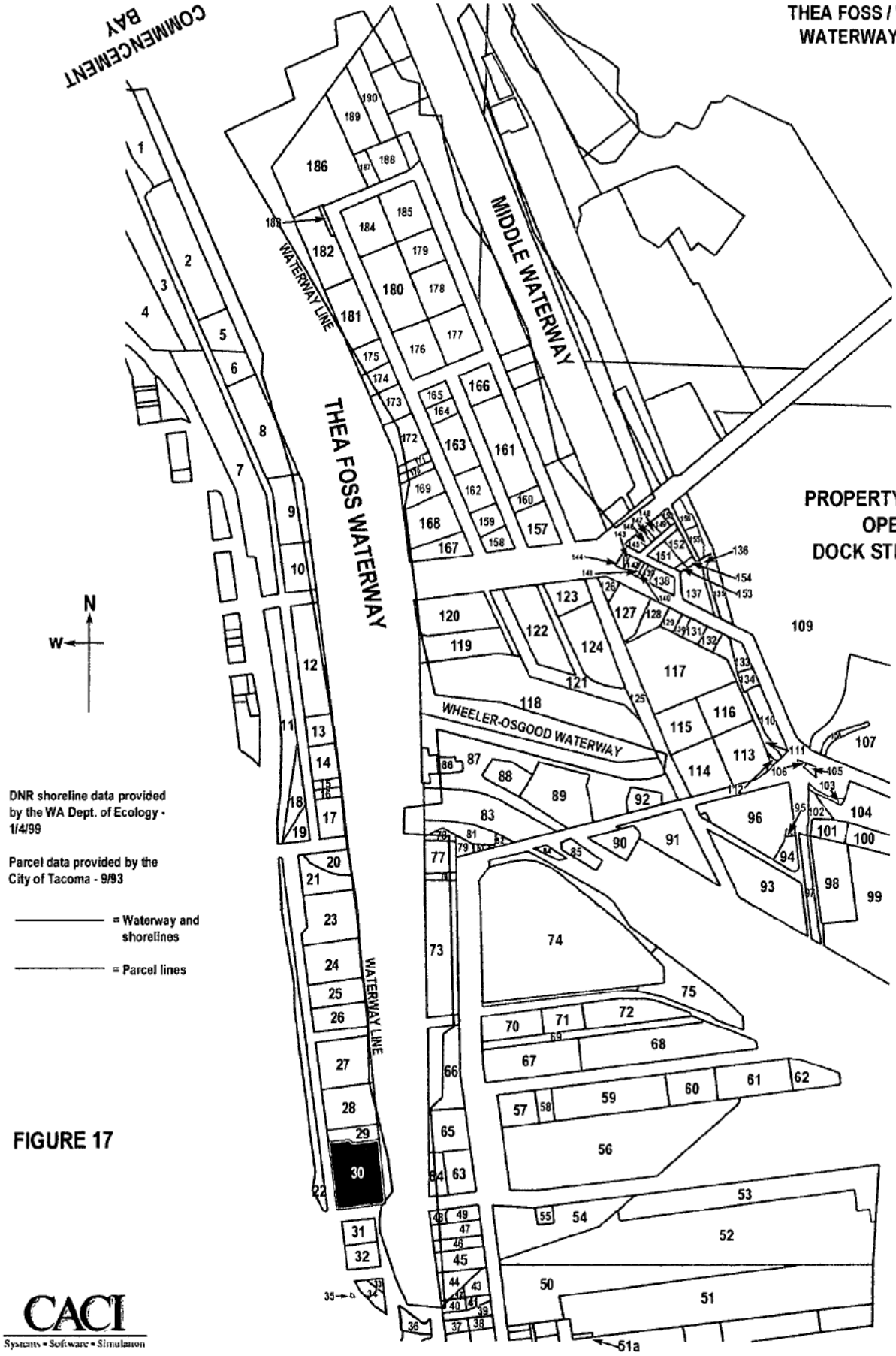


FIGURE 17

CACI
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## DOCP Dock Street Partners, continued

**Party address:**

1141 Dock Street
Tacoma, WA 98402

**Contact persons:**

Scott M. Campbell
(b) (6)
(b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1933 Dock Street** (30) | | | |
| 8950001870 | Metropolitan Parks District of Tacoma | O | 1996-Present |
| | Dock Street Partners/Richard Ohlson | O | 1991-1996 |
| | Coastcraft, Inc. | O | 1960-1990 |
| | Harmon Manufacturing, Inc. | O/T | Unk.-1960 |
| | Brandrud Furniture | T | 1986-1991 |
| | Harmon Cabinets | T | 1960-1986 |

**Summary of Evidence:**

- Party was associated with property adjacent to the Head of Thea Foss Waterway.
- High concentrations of phenols have been detected in pond sediments on party's property.

**DOCP Dock Street Partners, continued**

- Pond sediments are connected to waterway through Outfall 703.

Dock Street Partners is a Washington Limited Partnership for which Scott M. Campbell is currently the registered agent. Campbell stated in his November 20, 1997 104(e) Response that the contact for Dock Street Partners is Richard Ohlson, whom Campbell indicated had been involved with the subject property at 1933 Dock Street for over 25 years (CACI HFCAMS7RIR112097). According to Campbell, his association with Dock Street Partners transpired as a result of his financial bailout of Coastcraft, Inc./Harmon Cabinets during the 1990 - 1991 timeframe. Ohlson is among the historical owners of Coastcraft, which was the owner of record of the 1933 Dock Street property from approximately 1961 to 1996. According to Campbell, he (Campbell) was given an interest in the Dock Street property, the Dock Street Partnership, or Coastcraft (it is not clear to which he refers) in return for his participation in the bailout. Campbell claims that he sold his interest in the property (or the partnership or Coastcraft) back to Ohlson seven months later. Campbell also stated that he assisted Ohlson in locating a new tenant for the property (which he does not name in his 104(e) Response) and resolved certain financial issues for the parent company (Coastcraft) (CACI HFCAMS7RIR112097).

Coastcraft stated in its 1989 104(e) Response that it had purchased the Dock Street property and the business operating thereon, Harmon Cabinets, from from Harmon Manufacturing, Inc. in approximately 1961. Harmon Cabinets had operated as a lessee on the property at 1933 Dock Street from the time of the purchase by Coastcraft until 1986, at which point Coastcraft sold the equipment and raw material inventory of Harmon Cabinets to Brandrud Furniture, Inc. (Brandrud) (PTI HFCOAT7RIR062389).

Shortly before the commencement of the lease with Brandrud Furniture, an anonymous complaint concerning alleged dumping of phenolic wastes at the Harmon Cabinets operation was received by the Tacoma Pierce County Health Dept. (TPCHD). TPCHD collected a soil sample on April 10, 1986 consisting of the top 3 cm of surface soil approximately eight feet in front of the pipe that discharged under the Harmon building. The sample was found to contain 3.15 ug/kg dry weight total phenol, which was seven times the AET of 420 ppb (which later became the SQO) established by TetraTech (PTI HFHARI3LTR050686). Brandrud moved its operation to the 1933 Dock Street location and leased the property from Coastcraft from September 5, 1986 - August 31, 1991 (CACI HFBRAN7RIR022797). On September 24, 1992, after the lease between Harmon and Coastcraft had been terminated, UBAT Inspectors Joyce Mercuri, Marv Coleman, and Garin Schreive collected a water sample from the pond on the property, which was in the vicinity of the previous sampling done by TPCHD in 1986. The sediments were not sampled by the UBAT Inspectors at this time because it seemed unlikely that sediments from the pond would be carried into the waterway under normal tidal conditions. The sample was analyzed for phenol and volatile organics, and no phenol was detected. Acetone was detected, however, at a concentration of 27 ppb. As a result of the sampling and analysis, UBAT Inspectors deemed that the pond on the Harmon property was not at that time a source of contaminants to the waterway (CACI HFHARI3MEMO041593).

## DOCP Dock Street Partners, continued

The June 1993 Milestone 1 Report lists the Harmon property as a List 2 probable source of contamination, and notes that while existing information suggests that the facility does not contribute problem chemicals to the waterway, it may well have contributed volatile organics in the past. In 1995, Ecology Inspector Coleman noted in a letter to Ms. Carol Henderson at the City of Tacoma Dept. of Public Works that the documented contamination at the former Harmon Cabinets site fit the criteria to designate the property as a MTCA cleanup site. Coleman also noted that preliminary data suggested that the groundwater did not appear to have been significantly impacted by the contaminated soils on the site, and that, based on available data, including USEPA Round One sediment sampling, the property did not appear to be an ongoing source of problem chemicals to the waterway (CACI HFHARI3LTR091995).

**Corporate History:**

Dock Street Partners is currently an active WA limited partnership (CACI HFDOCP11CAR101191, CACI HFDOCP1MEMO041097). A May 27, 1993 memo from Ecology that is attached to an inspection report for the Coastcraft F Street facility indicates that the Dock Street property is owned by Dock Street Partners, for which Coastcraft is a partner (PRC HFCOAT3MEMO052793).

**Outstanding Issues:**

Although Campbell denies having anything but a minor role in Dock Street Partners and has stated that his involvement with the partnership was brief, records at the WA Secretary of State and the U.S. Post Office indicate that he is currently the registered agent for the partnership, which is listed at the Secretary of State as an active limited partnership in WA (CACI HFDOCP1MEMO041097, CACI HFDOCP11CAR101191). The actual link between Dock Street Partners and the 1933 Dock Street property is currently unclear because of inconsistent information. According to the Pierce County Assessor's records, the property, which was sold to the Metropolitan Parks District of Tacoma in 1996, had not transacted since January 1, 1961, which coincides with the approximate date that Coastcraft has stated that it purchased the property from Harmon Manufacturing, Inc. (PTI HFCOAT7RIR062389). Based on this information, it would appear that even if Dock Street Partners had an interest in the property, the legal title remained in the name of Coastcraft. Campbell stated in his 1997 104(e) Response that the contact for Dock Street Partners is Richard Ohlson, who is one of the historical owners of Coastcraft. Although Coastcraft filed for reorganization under Chapter 11 of the Bankruptcy Code on February 2, 1993, it is not known whether their plan for reorganization was approved, although the Insolvency database in Lexis suggests that it was not (CACI HFCOAT8LEXIS020993).

Ohlson does not currently own real property in the State of WA, according to the Assessors database in Lexis (CACI HFDOCP8LEXIS010799). According to online databases, he currently resides at 9420 Veterans Drive SW, Tacoma, WA 98498-1163.

## DOCP Dock Street Partners, continued

Ohlson does not own the home at this address (CACI HFDOCP8LEXIS010799A), but the telephone at listed for the address is in his name (CACI HFDOCP8DIRECT010799).

Personal liability of Richard Ohlson has not been investigated.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Request for Information, Dock Street Partners - GNL/RFI (CACI HFDOCP1GNL/RFI013197) |

**Descriptions of Documents Related to Dock Street Partners:**

CACI HFDOCP8DIRECT010799: 01/07/99. AT&T. Search results for Richard Ohlson, whose current address is 9420 Veterans Dr., Tacoma, WA 98498 (telephone 253 584-0322). Document type: Directory - POLK, REIL, INTERNET. Enforcement quality: Standard reference documents.

CACI HFDOCP8LEXIS010799: 01/07/99. Pierce County Assessor. Property transfer records for Pierce County. Shows three ansactions in which Richard Ohlson (Coastcraft/Dock Street Partners) was listed as seller. Document type: Lexis printouts. Enforcement quality: Standard reference documents.

CACI HFDOCP8LEXIS010799A: 01/07/99. Pierce County Assessor. Property records for Pierce County. Shows that owner of house at 9420 Veterans Dr. SW, Tacoma, WA (Richard Ohlson) is owned by Jeffrey and Nancy Lynch. Document type: Lexis printouts. Enforcement quality: Standard reference documents.

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCP1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Dock Street Partners re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Regoin 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

**DOCP Dock Street Partners, continued**

CACI HFDOCP1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Dock St. Partners. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be asse Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCP1MEMO041097: 04/10/97. Keven McDermott, Civil Investigator, EPA Region 10. Transmits corporate status information on Dock Street Partners, Wes-Pac Transportation Co., Package Services Co., and Puget Sound Plywood. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFDOCP1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Dock Street Partners c/o Scott Campbell. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFHARI3LTR091995: 09/19/95. M. Coleman, Dept of Ecology. Advises City of Tacoma that contamination documented at Harmon Cabinets property is sufficient to designate the property as a MTCA cleanup site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFHARI3MEMO041593: 04/15/93. J. Mercuri, Ecology. UBAT Memo re sampling at old Harmon Cabinets bldg. Acetone was detected at 27 ppb but site does not seem to be source of problem chemicals to Foss WW. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFCOAT8LEXIS020993: 02/09/93. U.S. Bankruptcy Court for the Western District of WA. Printout re Chapter 11 filing for Coastcraft, Inc. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFDOCP11CAR101191: 10/11/91. WA Secretary of State. Corporate Record for Dock Street Partners, a limited partnership. Scott Campbell is listed as the registered agent. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

PTI HFCOAT7RIR062389: 06/23/89. Coast Craft, Inc. Response to Request for Information from Coast Craft, Inc. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI HFHARI3LTR050686: 05/06/86. Ray Hanowell, Tacoma-Pierce County Health Dept. Advises Bill Backous of Ecology of sampling results at 1933 Dock St (Harmons). Exceedances of phenol are noted. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PTI HFHARI6LTR050686: 05/06/86. Ray Hanowell, Marine Biologist, Tacoma Pierce County Health Department. Letter to Ecology regarding Harmon Cabinets; notes soil

**DOCP Dock Street Partners, continued**

sample collected with 3.15 ug/g dry weight total phenol. Document type: Letter. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

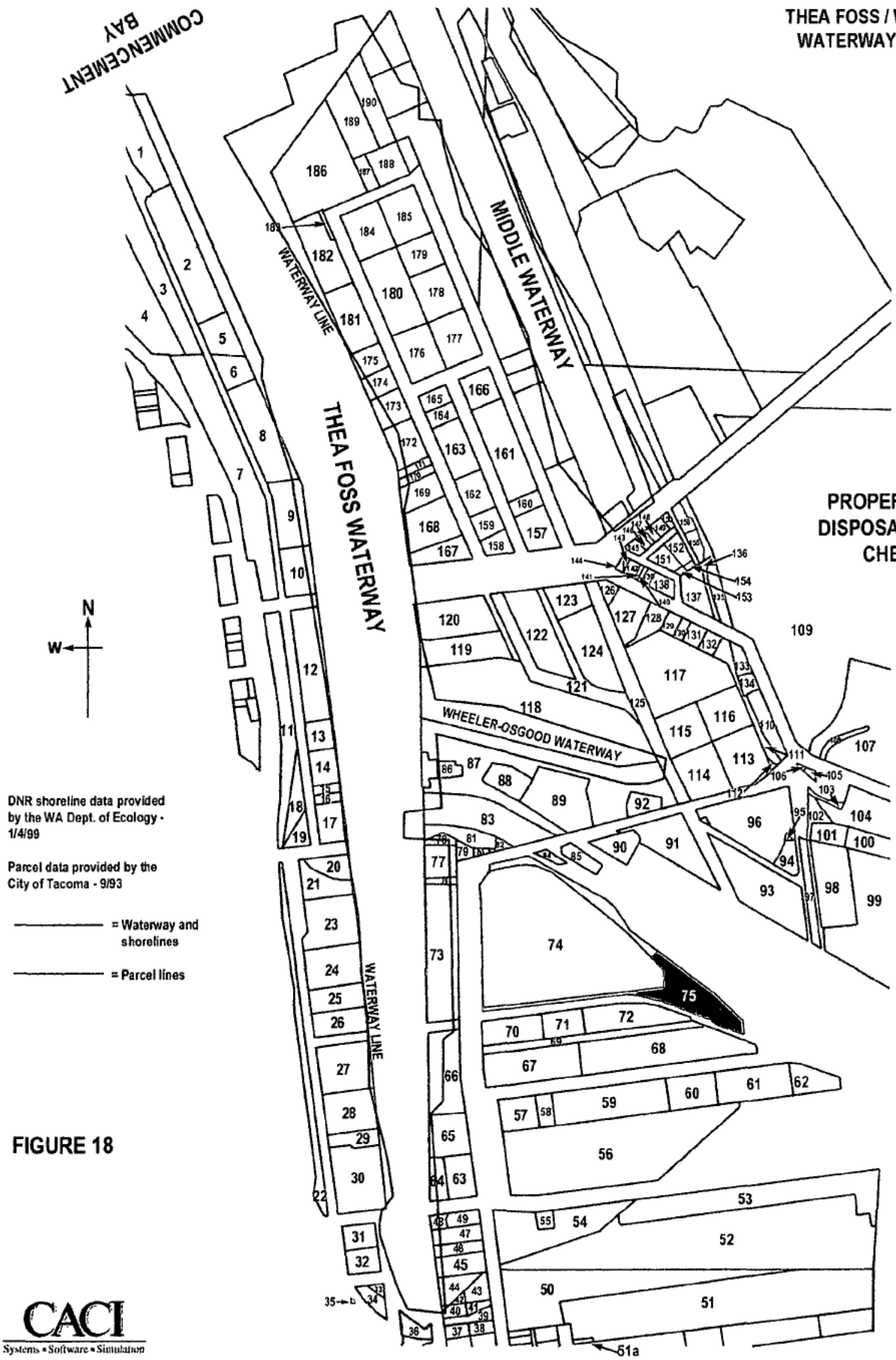


FIGURE 18

CACI
Systems • Software • Simulation

## EASC Eastman Chemical Company

**Party address:**

457 East 18th Street
Tacoma, WA 98421-2404

**Contact persons:**

Attorney

Eastman Chemical Company
c/o Etta Ryan Clark
Senior Attorney
P.O. Box 511
Kingsport, TN 37662-5075
(423) 229-3620

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th Street** (75) | | | |
| 8950001712 | Co-owned by MPS, Inc., MPS Terminal Corp., James Roberts, Scott Campbell | O | 1990 - 1995 |
| | MPS, Inc., MPS Terminal Corp., James Roberts | O | 1995 - Present |
| | Truck Rail Handling | T | 1994 - Present |
| | Arrow Transportation | T | 1990 - 1997 |
| | Exxon Chemical | T | 1990 - Present |
| | Eastman Chemical | G[22] | 1990 - 1996 |
| | Wes-Pac Transportation | T | 1990 - 1996 |

[22] 'G' denotes generator.

## EASC Eastman Chemical Company, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | West Coast Grocery (for 8950001652 - subdivision of 8950001712) | O | 1990 - Present |
| | Callaway Chemical | T | 1992 - Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992 - Present |
| | Union Pacific Railroad (for 8950001714 - subdivision of 8950001712) | O | 1908 - Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 8950001712) | O | 1908 - 1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 8950001712) | O | 1908 - 1990 |

**Summary of Evidence:**

- Party contracted with MPS, Inc. and Truck Rail Handling from 1990 through September 1996 for the transloading of plasticizer product [BEP] from rail car to tank truck.
- Party contracted with Arrow Transportation between 1990 and 1995 for the transport of party's product from MPS site to customers.
- Phthalates have been detected in storm drains and in bank sediments near Outfall 248.

[See narrative for MPS, Inc.]

Eastman Chemical Company (Eastman) entered into a contract with MPS, Inc. (MPS) in October of 1990 for distribution of Eastman DOP plasticizer to customers on the west coast. The Eastman product was shipped to the MPS Site via rail car, and was stored in the rail cars until transfer to tank trucks for distribution to the customers. To Eastman's knowledge, no Eastman product was ever stored at the MPS Site in storage tanks that were located at the site. In early 1995, Eastman's contract was assigned to Truck Rail Handling, Inc., (Truck Rail) who handled the transfer of Eastman product to customers in the same manner as had MPS before Truck Rail. In late 1996, Eastman ceased using the MPS site as a distributor location for its product (CACI

**EASC Eastman Chemical Company, continued**

HFEASC7RIR040497).

The Eastman DOP plasticizer product, according to the MSDS provided as an attachment to Eastman's 1997 104(e) Response, contains 100 percent di(2-ethylhexyl)phthalate (CACI HFEASC7RIR040497). The MSDS also indicates that synonyms for the product include bis(2-ethylhexyl)phthalate (BEP) and dioctyl phthalate. A Public Health Statement from the Agency for Toxic Substances and Disease Registry (ATSDR) dated April 1989 states that di(2-ethylhexyl)phthalate, "also known as bis(2-ethylhexyl)phthalate and commonly referred to as DEHP," is a liquid used to make plastics more flexible (CACI HFEXCH8FS040189). Although Eastman is unaware of any spills or releases of its product at the MPS Site, Ecology sampling efforts have confirmed exceedances of SQO for BEP in soil samples near and/or sediment samples from Catch Basins C7 and C10. Catch Basin C7 is situated near the center of the West Rail containment area, which has been used for Eastman product transloading by Arrow Transportation (Arrow), MPS, and Truck Rail (CACI HFMPSI3MAP061297). The concentration of the DEHP/BEP in the sediment sample from Catch Basin C7 at the time of the sampling on November 2, 1995 was 6,400,000 ug/kg. The DEHP/BEP concentration in the sample obtained on the same date from Catch Basin C10, which is situated near the northeast corner of the Arrow truck washing facility, was 3,500,000 ug/kg. Catch Basin S1, which is located between the tank farm and warehouse operated by Truck Rail and was sampled on August 5, 1996, had concentrations of 350,000 ug/kg. Appendix G to EPA's Round 2 Data Evaluation indicates exceedances of SQOs for BEP in sediments offshore of Outfall 245, and for phthalates in sediments offshore of Outfall 248 (CACI F/WOEPA1SCR070197). Outfall 248 is the discharge point for material entering the catch basins in the rail containment area and other catch basins on the west side of the MPS Site. Outfall 248 is the discharge point for material entering catch basins located roughly south and east of the Arrow truck washing facility (CACI HFMPSI3MAP061297).

**Corporate History:**

Eastman Chemical Company is a DE corporation. Eastman Chemical was originally a division of the Eastman Kodak Company and began operations in Kingsport, TN in 1920. Eastman Chemical became a separate stand-alone corporation when it spun off from Eastman Kodak on January 1, 1994.

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | Request for Information, Eastman Chemical Company - RFI (CACI HFEASC1RFI013197) |

## EASC Eastman Chemical Company, continued

7/25/97 General Notice Letter, Eastman Chemical Company - GNL (CACI HFEASC1GNL072597)

**Descriptions of Documents Related to Eastman Chemical Company:**

CACI HFEASC1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Eastman Chemical Co. re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MAP061297: 06/12/97. Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR8NTS040897: 04/08/97. Jeff VerHoef, CACI. PRP file note re conversation with Ecology Inspector Joyce Mercuri concerning Truck Rail Handling and material stored in tanks at MPS site. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI HFEASC7RIR040497: 04/04/97. Etta Ryan Clark, Senior Attorney, Eastman Chemical Co. Response of Eastman Chemical Co. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFEASC1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Eastman Chemical Co.'s letter requesting an extension of time in which to respond to EPA's 104(e) request for Information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFEASC7LTR021897: 02/18/97. Etta Ryan Clark, Eastman Chemical Co. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Eastman's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFEASC1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Eastman Chemical Co. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/96. Dave Smith, Ecology. Fax transmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

**EASC Eastman Chemical Company, continued**

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFEASC8FS040189: 04/01/89. Agency for Toxic Substances and Disease Registry. Public Health Statement for Di(2-ethylhexyl)phthalate, which is also known as bis(2-ethylhexyl)phthalate. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

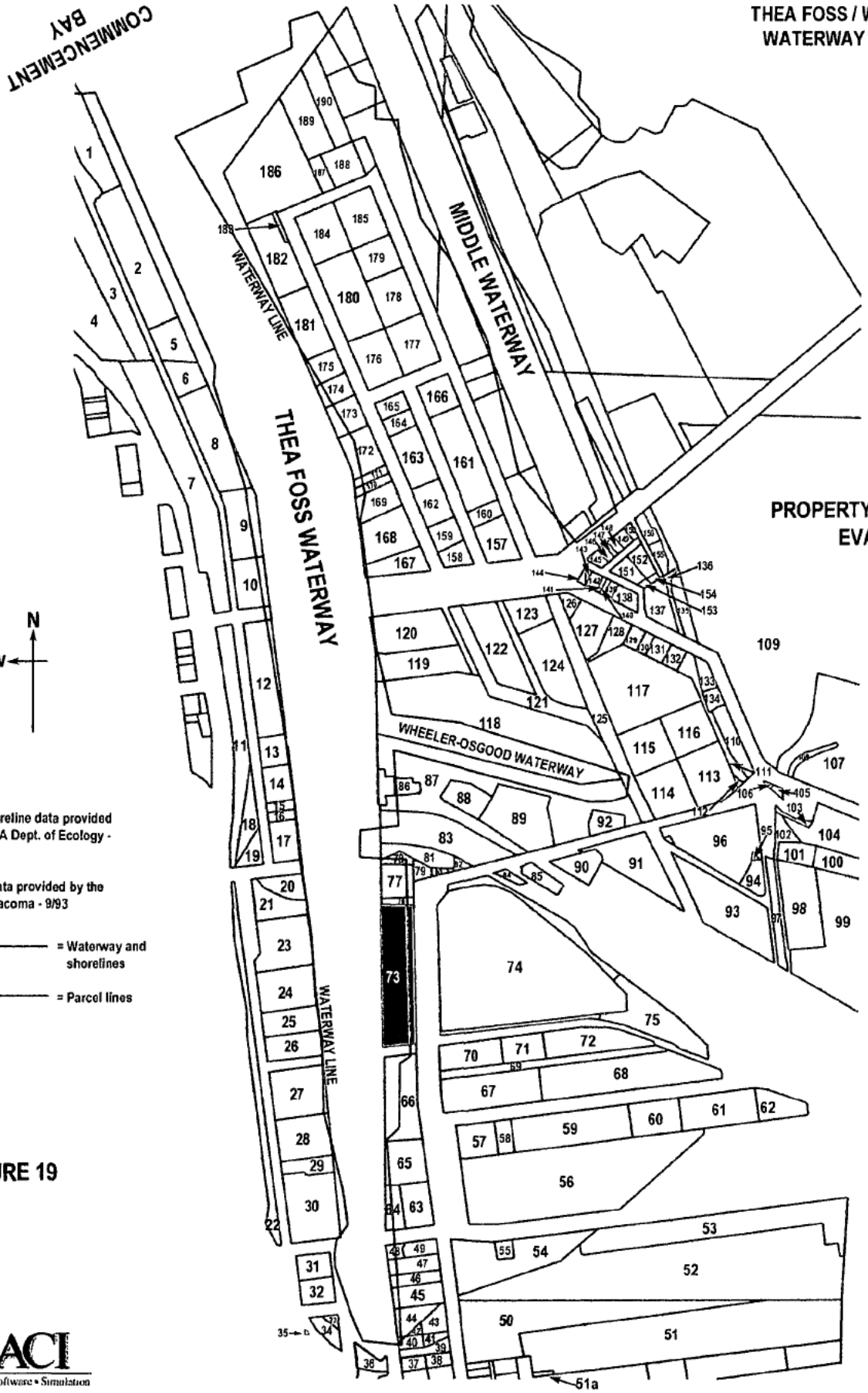


FIGURE 19

CACI
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## EVAP Eva Palka and Associates, continued

**Party address:**

1616 East D Street
Tacoma, WA 98421

**Contact persons:**

Eva Palka
821 Dock Street, # 4-16
Tacoma, WA 98402

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1616 East D Street** (73) | | | |
| 8950001571 | Metropolitan Parks District of Tacoma (Property only) | O | 1991 - Present |
| | Port of Tacoma (Marina improvements only) | O | 1987 - Present |
| | Condor Group Inc. | ST[23] | 1996 - Present |
| | Eva Palka and Associates | ST | 1987 - 1996 |
| | Marshall Perrow (Marina improvements only) | O | Unk. - 1987 |
| | Marshall Perrow | ST | Unk. - 1987 |
| | Burlington Northern Railroad Co./Glacier Park Co. (Property only) | O | Early 1900s - 1991 |

[23] "ST" denotes subtenant.

## EVAP Eva Palka and Associates, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Washington Dept. Natural Resources (Tidelands) | O | 1890s - Present |

**Summary of Evidence:**

1616 East D Street

- Party operated a marina on land abutting the head of the Thea Foss Waterway.
- Storm water runoff drains through catch basins directly to the waterways.
- Waste oil and boat paint spills are documented; soils near the bank contain problem chemical metals.

[See narrative for Port of Tacoma.]

The Port of Tacoma/City Marina consists of a 67-slip pleasure boat moorage area, a 66-slip commercial boat moorage area, upland storage buildings for commercial fishermen, and a small office/deli building (PRC HFPORA3IR120392). The property on which the marina is located was owned and operated for many years, beginning at approximately the turn of the century, by Burlington Northern Railroad (Burlington Northern), who used the property as a log dump and log storage/rafting site. From 1987 to 1991, the Port of Tacoma (Port) leased the property at 1616 East D Street, which abutted the head of the Thea Foss Waterway, from the Glacier Park Company (a subsidiary of Burlington Northern). In 1991, the City of Tacoma Metropolitan Parks District purchased the property from Glacier Park, and the Port currently leases the marina facilities from the Parks District. The Port also leases two acres of submerged land in the waterway itself from the Washington Dept. of Natural Resources (DNR) (CACI HFPORA7RIR042597).

Mr. Marshall Perrow constructed the original marina on land that he leased from Burlington Northern. Perrow operated the marina until 1987, when he sold the marina improvements to the Port. The Port continued to lease the underlying land from Burlington Northern until the City purchased the land in 1991. Beginning in 1988, Eva Palka and Associates subleased the marina improvements from the Port (PRC HFPORA7RIR073189). Ms. Palka operated the marina until July of 1996, when the operation of the marina was taken over by the Condor Group, which is currently the sublessee operating the marina (CACI HFPORA7RIR042597, CACI HFEVAP7RIR040297).

Storm water runoff is the primary pathway to the Thea Foss Waterway documented for this

**EVAP Eva Palka and Associates, continued**

property. Catch basins in the parking and waste oil storage areas drain directly to the waterway (PRC HFCITM3IR120392, PTI HFPORA7RIR073189). Stormwater runoff also drains to the waterway down the boat haul out ramp. Direct discharge of paint chips and sanding dust from boat maintenance work are also documented (PRC HFPORA3IR072189).

Ecology Inspectors Lynn Gooding and Diane Harvester noted in an Ecology Inspection Report dated July 21, 1989 that there were paint chips in the water at the marina as a result of sanding operations on two boats at the marina. The sanding operations were ongoing at the time of the inspection. Based on the amount of paint chips present in the water, the Inspectors concluded that several boats had been worked on recently. The Inspectors also noted that there was an oily sheen on the water throughout the marina, and that there was no pumpout station available for the boater lessees at the marina (PRC HFPORA3IR072189). In an Inspection Report dated December 3, 1992, Ecology Inspectors Joyce Mercuri and Sandra Stephens noted that there was still no pumpout station available for the marina lessees and that the closest pumpout station was at the Totem Marina. They also observed that there was a used oil tank enclosed inside a concrete containment wall, and that there was "quite a bit" of oil spilled on the side of the tank itself and on the ground outside the containment (PRC HFPORA3IR120392). Ecology noted again on May 13, 1993 that the pavement in the vicinity of the waste oil tank was stained with oil and that spills were evident. At the time of the Inspectors' arrival, they observed a wooden fishing vessel tied up at the end of the commercial boat moorage area. The boat had been stripped of paint above the water line. It was confirmed that the owner of the boat had been sanding and scraping his boat and allowing the paint chips and dust to enter the waterway (PRC HFPORA3IR051393). As a result of the Ecology inspection on May 13, 1993, Inspector Mercuri wrote City Marina Operator Eva Palka on May 24, 1993 and advised her of the vessel owner who had scraped and sanded 100 percent of the hull's surface above the waterline, apparently without being aware of the consequences of his actions. Mercuri pointed out that such activities require coverage under the General Boatyard Permit and that moorage customers need to follow Best Management Practices (BMPs) (PRC HFPORA3LTR052493).

On June 4, 1993, Inspectors Stephens and Mercuri conducted a UBAT inspection of the City Marina in response to a complaint that waste oil could breach the berm of the waste oil containment area in the event of a severe storm. They noted on their Inspection Report: (1) that the pavement around the waste oil containment area was stained with oil; (2) there was 14 inches of waste oil sitting in the bottom of the bermed area surrounding the containment area; (3) two unlabeled drums were stored next to the waste oil containment area which were exposed to the traffic lane; (4) past spills were evident near the waste oil area; and (5) that paint spills were evident on the tidal grid which, according to the moorage agreement, was to be used for mechanical repairs only. Lastly, the Inspectors noted a pool of cloudy leachate in front of an overfull dumpster located in front of the parking lot, and that re were empty five-gallon oil pails on the ground in front of the dumpster, and a spot of green paint approximately two to three feet in diameter on the ground, as if the remnants of a paint can had been dumped and brushed out before discarding the empty can in the dumpster (PRC HFPORA3LTR070693).

On June 22, 1994, Ecology Inspectors Mercuri and Marv Coleman visited the City Marina to follow

## EVAP Eva Palka and Associates, continued

up on progress made on corrective actions for the waste oil/solvent storage area. Virtually none of the corrective actions that the marina had committed to in November of the prior year had been addressed. Mercuri wrote Eva Palka a letter on July 7, 1994, summarizing the Inspection Report and identifying areas which needed immediate attention, which included removal of open containers of oily wastes on the ground next to the waste oil tank and removal of the used solvent drum which was still located in the traffic lane. Mercuri also noted that there was a small amount of black sandblasting grit mixed with small paint chips near a drain in the paved area between the storage rooms and the bank, and several empty 5-gallon oil pails that had been placed in an alcove behind the restroom (CACI HFPORA3LTR070794). In a UBAT memorandum dated September 23, 1994, Inspector Mercuri details a site visit to the City Marina on August 12, 1994. Mercuri noted that it appeared as though City Marina was complying with Ecology's requests to prevent pollutants from entering the waterway (CACI HFPORA3IR092394).

Ecology's Head of the Thea Foss Waterway Milestone 1 Report lists the City Marina as a confirmed (List 3) source of ongoing problem chemicals to the waterway and states that the marina will need a small boatyard NPDES permit if boat repair work continues (PRC HFMILESTONE1070193).

**Outstanding Issues:**

No sampling results or other data to characterize storm water runoff quality are documented for either property.

**Corporate History:**

Eva Palka and Associates is a Washington corporation incorporated on February 9, 1988 (CACI HFEVAP11CAR020988).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, Eva Palka and Associates - GNL/RFI<br>CACI HFEVAP1GNL/RFI013197 |

**Descriptions of Documents Related to the Eva Palka and Associates:**

CACI HFEVAP1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice

**EVAP Eva Palka and Associates, continued**

letter to Eva Palka & Associates re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFEVAP7RIR040297: 04/02/97. Eva Palka, Eva Palka & Associates. Response of Eva Palka & Associates to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFEVAP1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Eva Palka & Associates' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFEVAP7LTR022697: 02/26/97. Eva Palka, Eva Palka & Associates. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Eva Palka & Associates' activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPORA1NTS012497: 01/24/97. Ken Marcy, EPA Region 10. Note to file re Port of Tacoma, Eva Palka & Associates, Condor Group, Metro Parks, and the ownership of each with regard to the Port of Tacoma City Marina Site. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFPORA1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR092394: 09/23/94. J. Mercuri, Ecology. Re reinspection of City Marina site. Many problems cited during 8/12/94 inspection have been resolved and City Marina appears to be complying with Ecology's requests. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3LTR070794: 07/03/94. J. Mercuri, Ecology. Letter to City Marina and Port of Tacoma re 6/22/94 inspection conducted at City Marina, a report of which is attached. Cites specific areas in need of attention and advises of date of reinspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR062294: 06/22/94. Joyce Mercuri, Marv Coleman, Ecology. UBAT Inspection Report for City Marina/Port of Tacoma. Problems noted include leaking, overfilled garbage dumpsters, numerous oil spills in and around waste oil containment area. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3LTR111893: 11/18/93. S. Stephens, Ecology. Response to City Marina re submittal of BMP plan and Field Compliance Letter Report and approves proposed corrective

**EVAP Eva Palka and Associates, continued**

actions for waste oil and solvent containment. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3LTR100593: 10/05/93. S. Stephens, Ecology. Letter to E. Palka re City Marina's submittal of Best Management Practices and Field Compliance Letter Report. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR081993: 08/19/93. Stephens, WDOE Inspector. Compliance letter concerning overdue BMP plan. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR070693: 07/06/93. Stephens, WDOE Inspector. Letter concerning 06/04/93 inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR060493: 06/04/93. Sandra Stephens, Ecology. UBAT Inspection Report for City Marina/Port of Tacoma. Catch basins drain to waterway, and waste oil containment area has 14 inches of waste oil sitting at bottom of bermed area. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR052493: 05/24/93. Stephens, WDOE Inspector. Compliance letter concerning BMP plan and 05/13/93 inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR051393: 05/13/93. Stephens, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR120392: 12/03/92. Mercuri, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFCITM3IR090191: 09/01/91. Herold, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR072189: 07/21/89. Harvester, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFEVAP11CAR020988: 02/09/88. WA Secretary of State. Corporate record for Eva Palka and Associates. Document type: Corporate Annual Report. Enforcement quality: Unknown.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

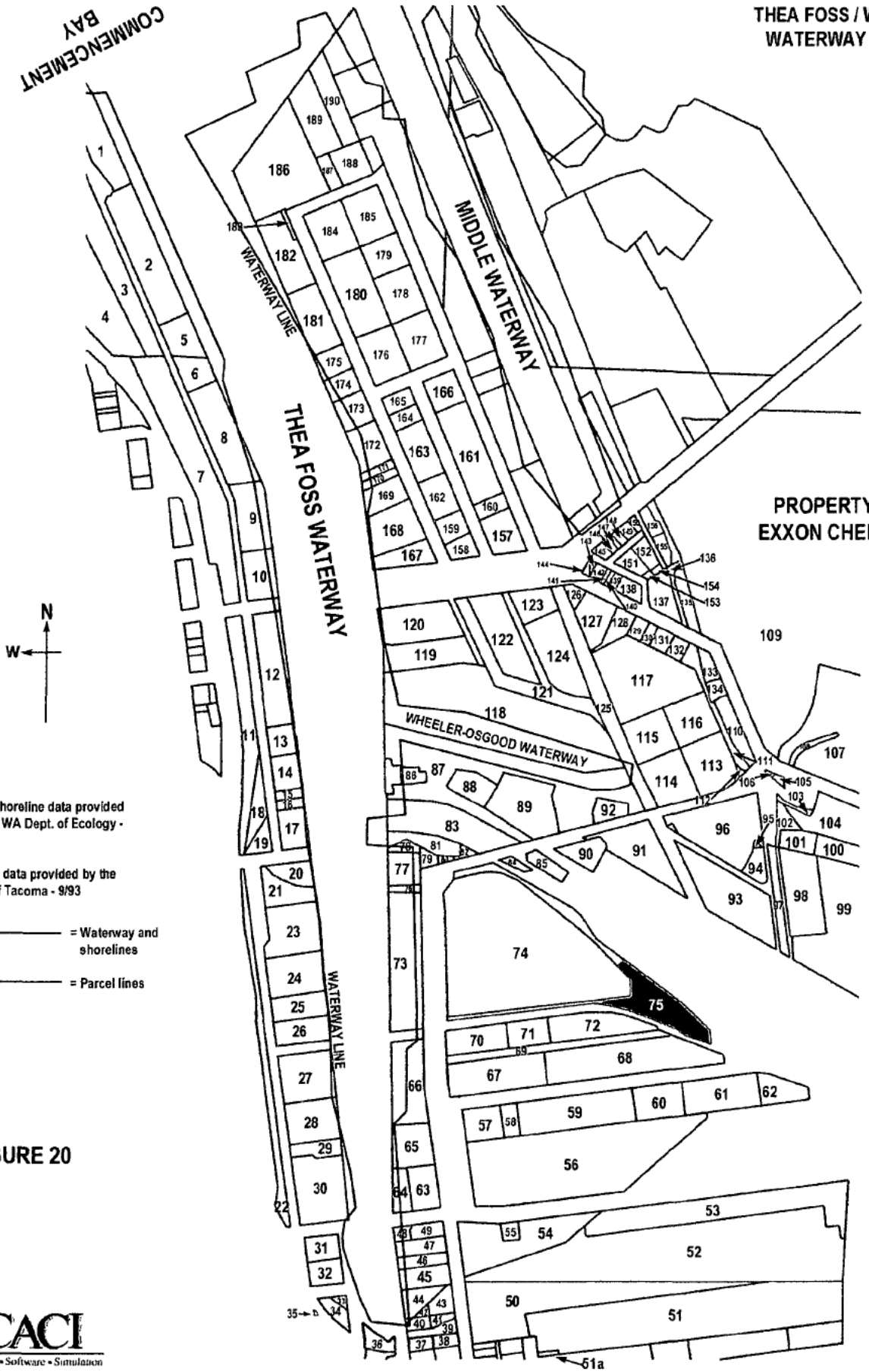


FIGURE 20

CACI
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## EXCH Exxon Chemical Americas, continued

**Party address:**

457 East 18th Street
Tacoma, WA 98421-2404

**Contact persons:**

Herschel T. Vinyard
Exxon Chemical Americas
13501 Katy Fwy.
Houston, TX 77079

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th St.** (75) | | | |
| | MPS Terminal Corp. | O | 12/93-Present |
| | Scott Campbell (Co-owned with MPS, Inc., Elizabeth Campbell, and James Roberts) | O | 11/90-12/93 |
| | Scott Campbell and Elizabeth Campbell (husband and wife) and James Roberts and Lenore Roberts (husband and wife) | O | 11/89-11/90 |
| | MPS-Tacoma, Inc. | T | 1998-Present |
| | Truck Rail Handling | T | 1994-Present |
| | Arrow Transportation | T | 1990-1997 |
| | MPS, Inc. | T | 1990-1996 |
| | Exxon Chemical | T | 1990-Present |
| | Eastman Chemical | T | 1990-1996 |

## EXCH Exxon Chemical Americas, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Wes-Pac Transportation | T | 1990-1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 8950001712) | O | 1990-Present |
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |
| | Union Pacific Railroad (for 8950001714 - subdivision of 8950001712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 8950001712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 8950001712) | O | 1908-1990 |

**Summary of Evidence:**

- Party has leased tank storage at MPS Site since 1990.
- Party has contracted with MPS, and Truck Rail Handling through MPS, for the transloading and storage of chemical products including products containing phthalate esters.
- Party has contracted with Arrow Transportation for the delivery of Exxon products to customers.
- Phthalates have been detected in storm drains and in offshore and bank sediments near Outfall 248.

Exxon Chemical (Exxon) has contracted with MPS, Inc. since June 1, 1990 for storage and transfer services for Exxon Chemical products. Exxon's products were unloaded from tank cars using dedicated product pumps and piping into dedicated storage tanks at the MPS facility. The products were then transferred from the storage tanks to dedicated tank trucks operated by Arrow Transportation (Arrow) and delivered to customers. Only two Exxon products were managed at the MPS facility: Jayflex DINP and Jayflex L9P. Both products are in the phthalate ester chemical

## EXCH Exxon Chemical Americas, continued

family. The MSDSs that were attached to Exxon's 1997 104(e) Response indicate that the composition of the products may be proprietary information and thus no compositional information is provided (CACI HFEXCH7RIR042197).

Although Exxon is unaware of any spills or releases of its products at the MPS Site, Ecology sampling efforts have confirmed exceedances of SQO for phthalates in soil samples near and/or sediment samples from Catch Basins 405, 407, and 408 North. Catch Basins 405 North and 408 North are both situated south and east of the Arrow truck washing area, and Catch Basin 407 North is located a short distance south and east of the tank farm leased by Exxon. All three catch basins discharge through Outfall 245 to the Head of Thea Foss Waterway (CACI HFMPSI3MAP061297). Sampling by the City of Tacoma Public Works Utility Services Laboratory in November, 1995 revealed an exceedance of the SQO for Dimethyl phthalate in a sediment sample from Catch Basin 405 North. The concentration was 2,400 ug/kg, which is 15 times the SQO for this particular phthalate. A soil sample taken near Catch Basin 407 North revealed an a concentration of 2,800 ug/kg for Butyl benzyl phthalate. Numerous other hits of other phthalate esters, including Di-n-butyl phthalate, Butyl benzyl phthalate, and Dimethyl phthalate were detected in sediments in or soils in the vicinity of Catch Basins 405, 407, and 408 North (CACI HFMPSI5SR112095). No phthalates were detected in sediments offshore of Outfall 245, although exceedances of phthalates were noted in the bank sediments near Outfall 245. Appendix G to EPA's Round 2 Data Evaluation also indicates exceedances of SQOs for phthalates in sediments offshore of Outfall 248 (CACI F/WOEPA1SCR070197). Outfall 248 is the discharge point for material entering catch basins S1, S2, S3, and S6 at the MPS Site, which are the catch basins in the immediate vicinity of the tank storage leased by Exxon on the west side of the site (CACI F/WOEPA1SCR070197).

Exxon indicated in its 104(e) Response that *de minimis* amounts of waste are generated by Exxon's product transfer operations, but that the storage tanks and transfer facilities at the MPS site are equipped with devices which collect spills and contain releases. However, in an October 29, 1996 letter from Ecology Inspector Joyce Mercuri to James Roberts, co-owner of the MPS site, and his attorneys, Mercuri pointed out that the stormwater containment system, which was designed to contain stormwater from the rail car transloading area, did not function. According to Mercuri, the rail liner was damaged due to a derailment soon after the operation at the MPS site started up and was never repaired (CACI HFMPSI3LTR102996). On November 2, 1995, approximately one month prior to the ECRC site review, the City of Tacoma Stormwater Management Program of the Utility Services Engineering Program conducted its own inspection and noted numerous infractions including incidents of truck washing (by Truck Rail Handling) over storm drains, the breach in the containment liner in the transloading area which had been left unrepaired since 1990, evidence of unreported spills, etc. (CACI HFMPSI5IR122795).

**Corporate History:**

Exxon Chemical Americas is a wholly owned subsidiary of Exxon Corporation.

## EXCH Exxon Chemical Americas, continued

**Outstanding Issues:**

The two products that Exxon transloads and stores at the MPS Site, Jayflex DINP and L9P, are in the phthalate ester chemical family. Although phthalate esters were not specifically identified as having been found at the MPS site or near outfalls which discharge runoff from the site, Di-n-butyl phthalate, Butyl benzyl phthalate, and Dimethyl phthalate, all of which could be considered to be in the phthalate ester family in the absence of compound specific information from either Exxon or the manufacturer, were found in the vicinity of Exxon's leased premises and the premises leased by parties with whom Exxon contracted for transloading and hauling of Exxon's products. With regard to the bank and offshore sediment sampling done by EPA, semivolatile analysis using gas chromatograph mass spectrometry would also detect phthalate esters as phthalates (CACI HFEXCH8NTS022598).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | Request for Information, Exxon Chemical Company - RFI (CACI HFEXCH1RFI013197) |
| 7/25/97 | General Notice Letter, Exxon Chemical Company - GNL (CACI HFEXCH1GNL072597) |

**Descriptions of Documents Related to Exxon Chemical Company:**

CACI HFEXCH8NTS022598: 02/25/98. Jeff VerHoef, CACI. Re phone conversation with EPA chemist Don Matheney. Phthalate esters, unless specifically screened for, would have turned up as phthalates using gas chromatograph mass spectrometry. Di-n-butyl phthalate, butyl benzyl phthalate, and dimethyl phthalate could all be considered phthalate esters. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI HFEXCH1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Exxon Chemical Co. re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MAP061297: 06/12/97. Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFEXCH7RIR042197: 04/21/97. Herschel T. Vinyard, Exxon Chemical Americas. Response of Exxon Chemical to EPA's 1/31/97 104(e) request for information. Document type:

**EXCH Exxon Chemical Americas, continued**

Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR8NTS040897: 04/08/97. Jeff VerHoef, CACI. PRP file note re conversation with Ecology Inspector Joyce Mercuri concerning Truck Rail Handling and material stored in tanks at MPS site. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI HFEXCH8LTR021297: 02/21/97. Kimi Suzuki, CT Corp. Advises that CT Corp. is not the registered agent for Exxon Chemical Co. USA. Document type: Letter. Enforcement quality: Undocumented data from any source.

CACI HFEXCH1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Exxon Chemical Co. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO121996: 12/19/96. Joyce Mercuri, Ecology. Re visit to MPS site, the purpose of which was to explain Ecology's requirements which were articulated in a letter of 10/29/96. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR3IR121996: 12/19/96. Joyce Mercuri, Ecology. UBAT Inspection Summary re Truck Rail Handling. Mercuri notes that she saw pile of white plastic powder on ground north of tank farm near S-6 catch basin. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR3IR062696: 06/26/96. Joyce Mercuri, Ecology. UBAT Inspection Report re Truck Rail Handling. Mercuri note white plastic powder on ground near drain near catch basin S-3. Appeared that powder was being swept toward drain. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/96. Dave Smith, Ecology. Fax transmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

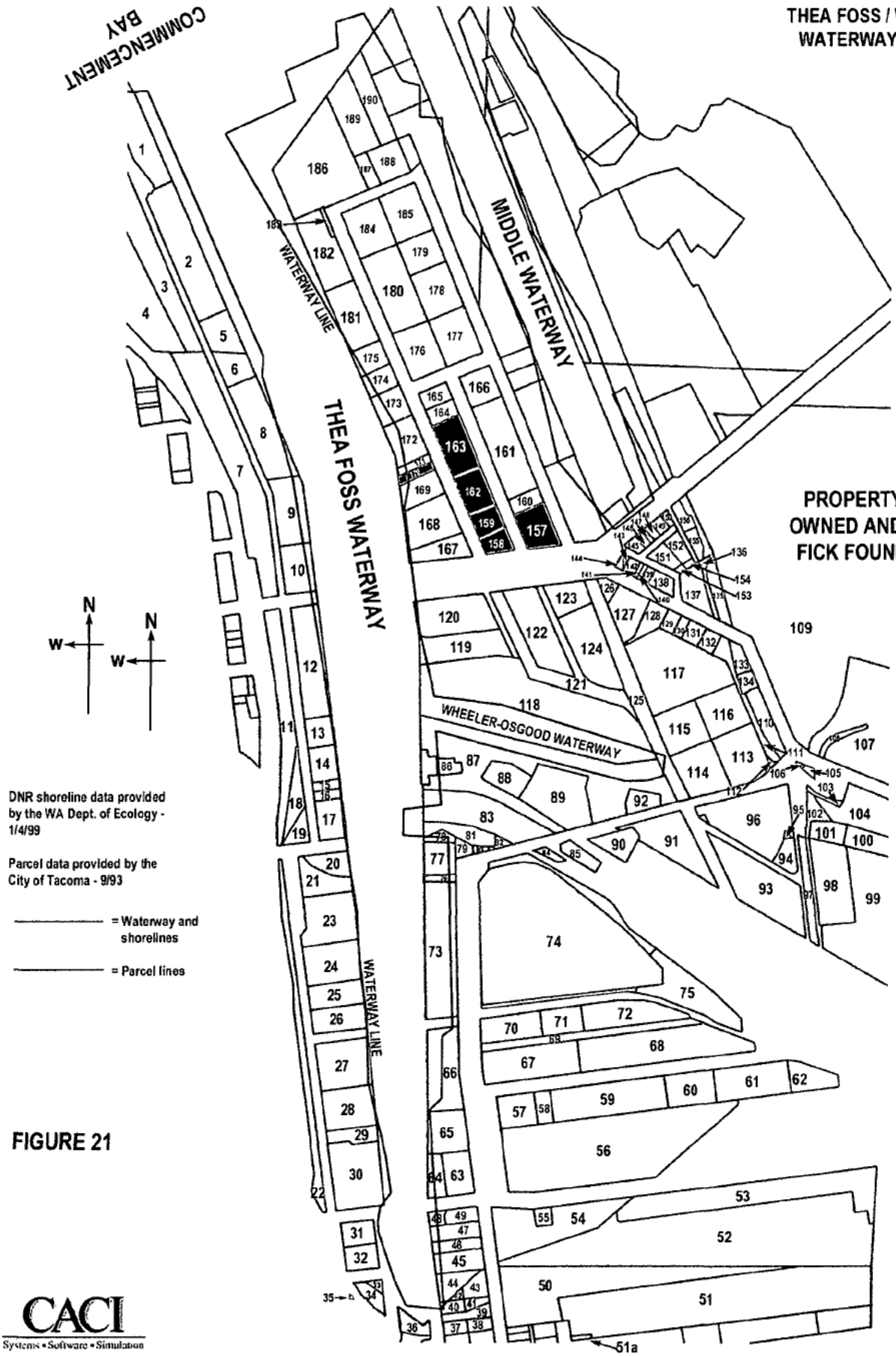


FIGURE 21

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## FICF Fick Foundry Company, continued

**Party Address:**
1004 East E Street
Tacoma, WA 98421

**Contact persons:**
Unknown

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1004 East E Street/921 East E Street** (162, 163) | | | |
| 8950000931<br>6375000141 | Globe Properties | O | 1994 - Present |
| | Globe Machine Manufacturing Co. | T | 1994 - Present |
| | Seafirst Bank | O | 1990 - 1994 |
| | American Savings Bank | O | 1986 - 1990 |
| | Fick of Texas | O | 1976 - 1986 |
| | Mitre Industries | O | 1969 - 1976 |
| | Fick Foundry Company | T | 1930 - 1986 |
| | Fick Family | O | 1920 - 1969 |
| **820 East D Street** (170) | | | |
| 8950000680 | John Paglia | O | 1993 - Present |
| | Totem Marine Services | T | 1993 - Present |
| | Pacific Pattern Works, Inc. | T | Unk. |
| | Seafirst Bank | O | 1990 - 1993 |

## FICF Fick Foundry Company, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | American Savings Bank | O | 1986 - 1990 |
| | Fick of Texas | O | 1976 - 1986 |
| | Mitre Industries | O | 1969 - 1976 |
| | Fick Foundry Company (pattern area) | T | 1920 - 1986 |
| | Fick Family | O | 1920 - 1969 |
| **435 East 11th** (157) | | | |
| 8950000910 | New Lisbon Holdings | O | 1992 - Present |
| | Capital Material Handling | T | 1992 - Present |
| | Seafirst Bank | O | 1990 - 1992 |
| | American Savings Bank | O | 1986 - 1990 |
| | Fick Foundry Co. (x-ray building) | T | 1920 - 1986 |
| | Fick of Texas | O | 1976 - 1986 |
| | Mitre Industries | O | 1969 - 1976 |
| | Star Iron and Steel | T | 1930 - 1958 |
| | Fick Family | O | 1920 - 1969 |
| **1017 East D Street and 401 East 11th Street** (158, 159) | | | |
| 8950000960<br>8950000950 | Gulf Marine, Inc. | O | 1991 - Present |
| | Seafirst Bank | O | 1990 - 1992 |
| | American Savings Bank | O | 1986 - 1990 |
| | Fick Foundry Co. (x-ray building) | T | 1920 - 1986 |
| | Fick of Texas | O | 1976 - 1986 |
| | Mitre Industries | O | 1969 - 1976 |
| | Fick Family | O | 1920 - 1969 |

## FICF Fick Foundry Company, continued

**Summary of Evidence:**

- Party operated a foundry at several parcels abutting and upland from the Mouth of the Thea Foss Waterway.
- Quench water and storm water runoff were discharged to the waterway through an NPDES-permitted outfall.
- Slag and foundry sand deposits along the shoreline are exposed to tidal flushing.

From 1920 to 1986, Fick Foundry Company (Fick) operated an iron and steel foundry on several parcels abutting and upland from the Mouth of the Thea Foss Waterway. Information in the party file documents three primary work locations: 1005 East E Street housed the main foundry operations and offices, 501 East 11th Street housed the x-ray building, and 435 East D Street was the site of the pattern storage area (PRC F/WOTAXDATA090093, PTI MFAMET1RIR071489). Fick is also associated with properties at 1017 East D Street and 401 East 11th Street. Fick produced cast steel and iron projects to order. Foundry operations included forming patterns from foundry sand, melting scrap steel or iron, pouring the molten steel into the pattern, grinding and painting the product, and x-raying the product for defects (PTI MFFICF7RIR060889).

Two pathways to the Mouth of the Thea Foss Waterway are identified for the Fick operations. First, although slag from steel melting and waste foundry sand were usually transported off site, some was deposited onsite (PTI MFFICF7RIR060889). Foundry sand and slag have been observed along the bank and in the intertidal areas of the waterway directly west (towards the waterway) and south of the pattern storage area. This material is exposed to tidal flushing. Appendix G to the EPA's Round 2 Data Sampling notes that sediments offshore from this location contained exceedances of HPAH, mercury, PCBs and BEP. Bank sediments contained exceedances of cadmium, copper, and nickel (CACI F/WOEPA1SCR070197).

Storm drains and surface water runoff are the second pathway to the waterway, and several catch basins are located on the property. Fick held NPDES Permit WA-0037851 for discharging quench (non-contact cooling) water and storm water though an outfall behind the 435 East D Street property to the waterway. Fick's NPDES Permit was issued on July 8, 1975 and expired February 20, 1984. In that Fick was in operation at this location from 1920 until 1986, they may have had similar discharges both before and after the Permit was in place. Steel slag from the quench water was settled in catch basins, and oil and grease were removed by an oil/water separator before being discharged. Floor drains in the main foundry were also connected to the outfall. In 1989, slag containing chromium and other metals was removed from the quench tank, and oily sludge was removed from catch basins. No sampling data or other information characterizing the quench water or storm water are documented in the file (PRC MFFICF3LTR020586).

Extensive soil and groundwater investigations were commissioned by potential buyers of the property in 1988 and 1989. During a study by Dames and Moore, total petroleum hydrocarbons

## FICF Fick Foundry Company, continued

were detected above MTCA cleanup levels in soils and at concentrations up to 290 mg/L in groundwater in the vicinity of the pattern area. Groundwater in a well in the pattern area, approximately 100 feet east of the waterway, also contained levels of lead (0.16 mg/l), chromium (0.01 mg/l), copper (0.02 mg/l), nickel (0.01 mg/l), and arsenic (0.002 mg/l). The shallow groundwater flows west beneath the site to the waterway. Because floating petroleum product was detected in some wells, the investigation speculated that the D Street terminal plume may impact the Fick property as well (PTI MFFICF7TR082488, PTI MFAMET7RIR071489).

During a groundwater and soil investigation conducted by Golder Associates (Golder) in 1989, PAHs were detected at 70 to 80 mg/kg in a subsurface boring along East E Street, but no PAHs were detected in surface soils. The study did not test for PAHs in groundwater (PTI MFAMET7RIR071489). Based on the results of the investigation conducted by Golder, Ecology does not consider the PAHs that exist beneath the former Fick site to be a current or potential source of contamination to the Thea Foss Waterway (PRC MFFICF3IR102892). However, Ecology's Milestone 1 Report lists the slag deposits along the waterway as a probable (List 2) source of ongoing releases of problem chemicals to the waterway (PRC MFMILE3SCR070193).

**Outstanding Issues:**

EPA entered into a prospective purchaser agreement (PPA) with the Bank of America and Seafirst Bank, the settling parties who succeeded Fick as owners of the former Fick property. The PPA included a covenant not to sue the settling parties and their successors in interest for claims under Sections 106 and 107 of CERCLA or Section 7003 of RCRA. For this reason, Globe, as the successor to Seafirst/Bank of America, has a covenant not to sue for the Fick property for existing contamination as defined in the PPA.

Inconsistencies exist in the party file with regard to addresses and parcel numbers provided by Fick and current owners of former Fick-owned properties.

Expert opinion may be needed to confirm that quench water would have been discharged from operations prior to the issuance of Fick's NPDES permit.

**Corporate History:**

Fick Foundry Company was founded in the 1920s by Sam Fick and was located at 1005 East E Street in Tacoma, WA. The company was a family-owned business until 1969, at which point all of the stock of the company was sold to Mitre Industries of Dallas, TX. Mitre Industries reorganized into Fick of Texas in 1976, and as part of the reorganization, Fick Foundry became a subsidiary of Fick of Texas.

Fick Foundry Company filed for Chapter 11 bankruptcy in February of 1986, and in December 1986, the bankruptcy was converted to Chapter 7 (PTI MFFICF1RIR060889). Fick was

**FICF Fick Foundry Company, continued**

administratively dissolved by the Washington Secretary of State on July 13, 1987, for failure to file a corporate annual report and pay fees. Fick of Texas also declared bankruptcy in 1986.

American Savings Bank held the mortgage for the property, but had not foreclosed as of July 14, 1989 (PTI MFAMET1RIR071489). In its response to EPA's information request, American Savings Bank claimed that it did not hold title to the property and that according to Washington law, the directors of a dissolved corporation hold title to the property as trustees (PTI MFAMET7RIR071489). The 1986 corporate annual report lists David G. Ritter as sole director of the company (PRC MFFICF11CAR031986). However, a June 5, 1989 letter from Graham and Dunn, counsel for American Savings Bank, stated that American was the owner of the property commonly known as the"Fick Foundry Company" (PRC MFAMET8LTR060589).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Fick Foundry Company - RFI (CACI MFFICF1RFI013197) |
| 5/9/89 | General Notice Letter and 104(e) Request for Information, Fick Foundry Company -GNL/RFI (PTI MFFICF1GNL050989) |
| 7/8/95 | NPDES Permit No. WA-003785-01 issued to Fick Foundry Company - NPP (CACI MFFICF3NPP070895) |

**Description of Documents Related to Fick Foundry Company:**

CACI MFCAPM7RIR041897: 04/18/97. Gary E. Snyder, President, Capital Material Handling. Response of Capital Material Handling to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFGULM7RIR041597: 04/15/97. R.W. Nicholson, Gulf Marine. Response of Gulf Marine to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFFICF1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Fick Foundry's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFFICF1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks

**FICF Fick Foundry Company, continued**

which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PRC MFFICF3SCR060193: 06/01/93. Ecology. Commencement Bay/Nearshore Tideflats Mouth of Thea Foss Waterway Source Control Status Report: Milestone 1. Document type: Source control report. Enforcement quality: Standard reference documents.

PRC MFGLOM3IR121692: 12/16/92. Mercuri, Coleman, Ecology. UBAT Inspection Report; notes waste storage area, UST, metal foundry slag pile with surface water runoff. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFFICF3IR102892: 10/28/92. D. Reale and M. Coleman, Inspectors, Ecology. Inspection report for Fick Foundry documenting former UST sites with contaminated soil. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFFICF3IR091792: 09/17/92. Coleman, Mercuri, Inspectors, Ecology. Inspection report for Capital Material Handling (former Fick Foundry x-ray building). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFFICF5TR060790: 06/07/90. City of Tacoma. City Waterway Environmental Review. Document type: Technical report. Enforcement quality: Standard reference documents.

PRC MFAMET8LTR063089: 06/30/89. Philip H. Brandt, Graham & Dunn. Letter regarding response to request for information for Fick Foundry. Document type: Letter. Enforcement quality: Documents supplied by PRPs/ agents.

PTI MFFICF7RIR060889: 06/08/89. Fick Foundry. Response to Request for Information for Fick Foundry by Theodore Fick. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFFICF1TRC060589: 06/05/89. Lynne Kershner, EPA Region 10. Record of telephone communication from Michelle Corash, Bank of America; Bank of America is acquiring American Savings which foreclosed on Fick Foundry. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFAMET8LTR060589: 06/05/89. Frederick O. Frederickson, Graham & Dunn. Letter regarding request for information for Fick Foundry. Document type: Letter. Enforcement quality: Documents supplied by PRPs/ agents.

PRC MFFICF1TCR060289: 06/02/89. M. Stoner, EPA Region 10. Record of telephone communication with Golder Associates. Document type: Telephone contact report. Enforcement quality: Documents from agencies/ agents.

PRC MFFICF1TCR060189: 06/01/89. Lynne Kershner, EPA Region 10. Record of telephone

**FICF Fick Foundry Company, continued**

communication with Fred Frederickson of Graham & Dunn; states that American Savings Bank owns Fick Foundry property. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC MFFICF1TCR052489: 05/24/89. Mike Stoner, EPA Region 10. Record of telephone communication with American Savings Bank. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFFICF1TCR050089: 05/01/89. M. Stoner, EPA Region 10. Record of telephone communication regarding extension for response. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFFICF8NTS091588: 09/15/88. DMJ, PTI. Notes from Fick Foundry file review. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PRC MFFICF11CAR031986: 03/19/86. David P. Thompson, Secretary/Treasurer, Fick Foundry Co. Corporate license renewal/annual report for Fick Foundry co. Document type: Corporate Annual Report. Enforcement quality: Legal and/or enforcement documents.

PRC MFFICF3LTR020586: 02/05/86. William Maibauer, District Engineer, Ecology. Letter regarding NPDES inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFFICF5MEM040980: 04/09/80. Michael P. Price, Chief, Sewer Utility Division, City of Tacoma. Memorandum regarding overcharge and credit for sewer use. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

CACI MFFICF3NPP070875: 07/08/75. Jerry Bollen, Ecology. NPDES Waste Discharge Permit for Fick Foundry authorizing discharge of non-contact cooling waters and storm water to City (Thea Foss) Waterway. Coverage period expires 2/20/84. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

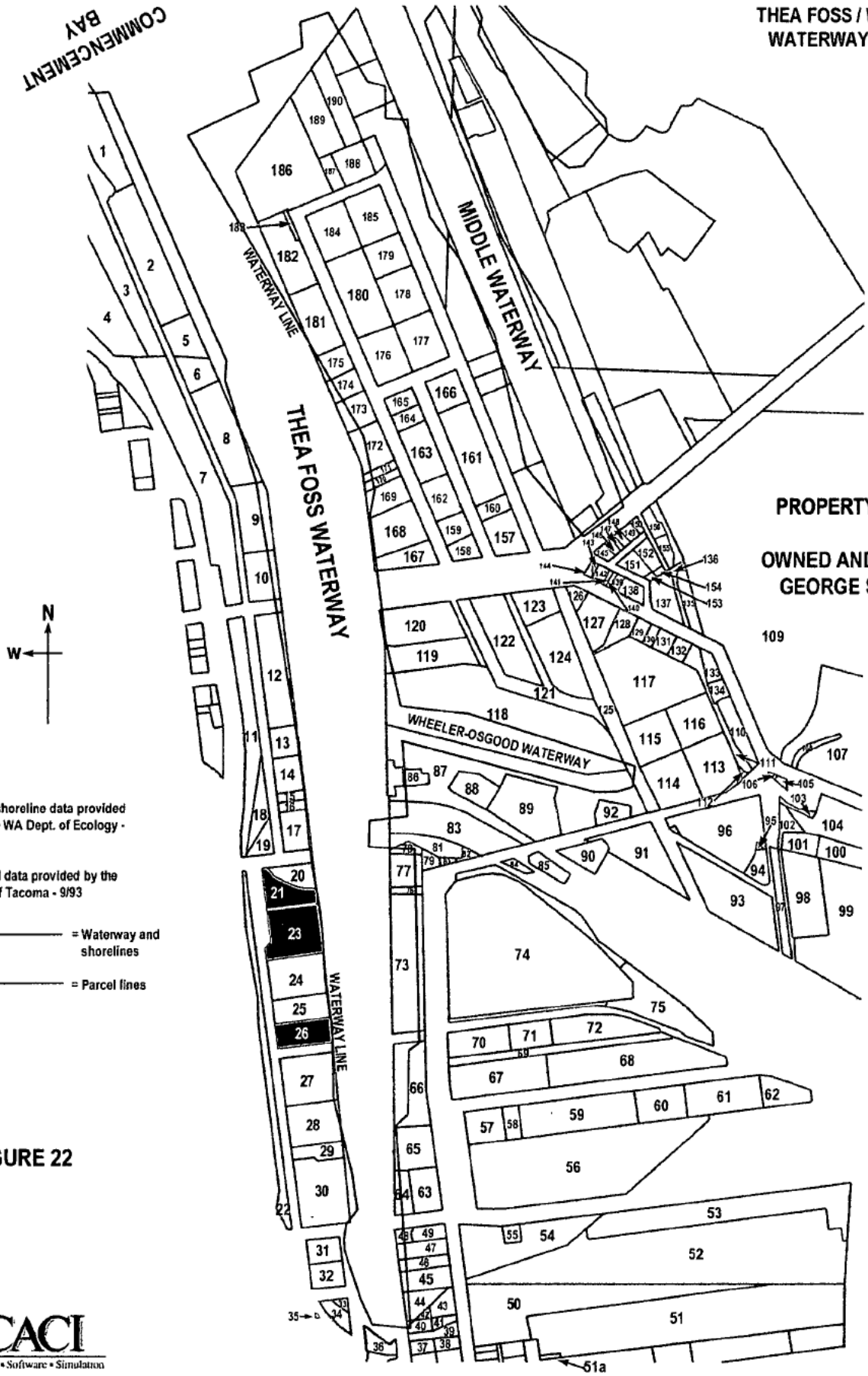


FIGURE 22

CACI
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## GEOS George Scofield Company, continued

**Party address:**

1543 and 1715 Dock Street
Tacoma, WA 98402

**Contact persons:**

George Scofield Company, Inc.
c/o Edward J. Owens
Lone Star Northwest, Inc.
5975 East Marginal Way South
P.O. Box 1730
Seattle, WA 98111

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1543 Dock Street** (21, 23) | | | |
| 8950001880<br>8950001890 | City of Tacoma | O | 1991-Present |
| | George Scofield Co., Inc. | T | 1930 - 1989 |
| | Burlington Northern Railroad/Glacier Park | O | pre-1930-1991 |
| **1715 Dock Street** (26) | | | |
| 8950001920 | City of Tacoma | O | 1991-Present |
| | George Scofield Co., Inc. | T | 1964-1989 |
| | Burlington Northern Railroad/Glacier Park | O | UK-Present |

## GEOS George Scofield Company, continued

**Summary of Evidence:**

- Party operated ready-mix concrete plants on two properties abutting the Head of the Thea Foss Waterway.
- Wastewater discharges and surface water runoff drained to the waterway.
- Problem metals are present in soils on the properties.

1543 Dock Street

George Scofield Company, Inc. (Scofield) leased this 4.25-acre property from Burlington Northern Railroad or its predecessor, Northern Pacific Railroad, Inc., from approximately 1944 until February 1989. Before 1920, the property was used as a coal yard. Scofield operated a wet concrete batch plant, warehouse facilities, truck repair shop, and office space on the property until 1989. Currently, the property is vacant (PTI HFGEOS1RIR062389, CACI HFGEOS7RIR042397).

The raw materials used at the batch plant included sand, gravel, cement, fly ash, concrete admixtures, and water (CACI HFGEOS7RIR042397). The admixtures, according to MSDSs included with the 1989 104(e) Response from Scofield, contained mineral spirits, Hydrochloric acid, calcium chloride, and other materials. According to Lone Star Northwest, Inc., who responded on Scofield's behalf to the 1997 104(e) Request, the admixtures "probably" contained wood pulp products, soaps, sugars, and preservatives. The fly ash was stored in silos on the property and was transported in by tanker truck. The air entraining admixtures likely contained weak inorganic acids. Operations at the batch plant included receiving sand, gravel, and cement from barges, batching ready mix concrete, and maintaining, filling, and washing out concrete trucks. Scofield also operated warehouse facilities on the property which were used to store and sell construction-related goods, including plaster goods, metal trims, sand, gravel, sheet rock, concrete blocks, and roofing materials. The warehouse had a concrete floor. Materials used in the truck shop would have included petroleum products, fuel additives, hydraulic fluids, lube chemicals, and assorted vehicle cleaning agents. Waste products generated from these operations included waste oil, which was stored in an above-ground tank. The waste oil was sold when possible. Scofield also paid a professional disposal company to remove and dispose of the used oil off-site (PTI HFGEOS1RIR062389, CACI HFGEOS7RIR042397).

Several pathways to the Head of the Thea Foss Waterway are documented for this property. A storm drain was located on Dock Street near the entrance of the Scofield facility and drained to the waterway. Concrete trucks were rinsed off after exiting the batch plant, and at least some of the rinse water drained to the storm drain. Second, a concrete drainage ditch ran from the batch plant towards the waterway. Three small detention ponds were located along the drainage ditch, and were apparently cleaned out regularly. Wastewater resulting from plant cleanings and truck washings was discharged to the drainage system and then pumped into a 10,000-gallon wooden tank and reused for plant operations. Overflow wastewater from this recycling system flowed to

**GEOS George Scofield Company, continued**

the Thea Foss Waterway. Lastly, the plant discharged sewage to the waterway until 1974, when it was connected to the city of Tacoma sewer system (PTI HFGEOS1RIR062389, PTI HFGEOS3NOP022487, PRC HFGEOS1JUD101788).

Scofield's truck maintenance and washing operations, together with its plant washing wastewater were likely discharged to the waterway throughout its long tenancy at this property. Because degreasing solvents, paints, and waste oils from truck maintenance were also generated and stored at the property, problem chemical metals typically associated with such operations may also have been present at the property (PTI HFGEOS1RIR062389). The City Waterway Environmental Review, June 1989, Parametrix, Inc., noted that the byproduct of concrete operations might be unacceptably high soil pH content, although it was noted that any problem would likely be confined to the surface area (PRC F/WOTACO5CR060189). Appendix G to the EPA's Round 2 Data Evaluation indicates SQO exceedances of PAH, metals, DDD/DDE, PCB, and BEP in sediments offshore from the former Scofield properties (CACI F/WOEPA1SCR070197).

On March 31, 1975, Ecology issued NPDES Permit No. WA-0003298 to Scofield. The permit contained flow and total oils restrictions for the discharge of cooling water from the plant operations to the Thea Foss Waterway. It also included flow, turbidity, and oils limitations for the discharge of truck washwater to the waterway. The permit required Scofield to recycle all truck washwater by September 30, 1975 (CACI HFGEOS7RIR042397). Ecology canceled Scofield's NPDES permit in 1984 after the company agreed to cease activities which required permit control, i.e., the generation of washwater wastes (PTI HFGEOS3NOP022487). On February 24, 1987, Ecology issued Notice of Penalty DE 87-S127 against Scofield for discharging wastewater (PTI HFGEOS3NOP022487). In July 1988, Scofield pled guilty in federal court to six violations of the Clean Water Act, specifically unpermitted discharging of concrete truck alkaline waste waters on six different occasions between 1986 and 1987 (PRC HFGEOS1JUD101788).

There were two USTs at the 1543 Dock Street site: a 2,000-gallon steel UST near the entrance to the property used to store gasoline; and a 6,000-gallon steel UST near the office building used to store diesel fuel. The 2,000-gallon UST was removed under the supervision of the Tacoma Pierce County Health Dept. (TPCHD) in July of 1988. Petroleum-contaminated soils were identified in the tank pit. The soils were aerated for a short period onsite and then removed to a separate facility for further treatment. TPCHD issued a letter on August 22, 1988 stating that the remaining tank pit soils were within acceptable limits. Petroleum-contaminated soils were discovered in the tank pit of the 6,000-gallon tank as well at the time of its removal and the contaminated soils were again aerated onsite and removed to a separate facility for further treatment. TPCHD issued a letter on July 6, 1989 stating that the remaining tank pit soils were within acceptable limits (CACI HFGEOS7RIR042397).

In 1990, the City of Tacoma commissioned a Phase II Environmental Site Investigation of the 1543 Dock Street property and several other Thea Foss Waterway properties that it planned to purchase from Glacier Park. Composite surface soil samples from the 1543 Dock Street property contained chromium, copper, lead, nickel, and zinc in undocumented concentrations (PRC HFBURL5PASI121490). With the exception of mercury hits indicating concentrations of 0.9 mg/kg, no metals detected on the property exceeded SQOs (CACI HFGEOS3MEMO062893).

**GEOS George Scofield Company, continued**

Total petroleum hydrocarbon (TPH) was detected at greater than 200 mg/kg; no PAH results were documented. Ecology acknowledged in a June 28, 1993 memo from Inspector Marv Coleman to Dave Smith that the City's contractor, Bison Environmental, had documented a 60 by 60 foot area at the southeast corner of the property that exhibited petroleum hydrocarbon contamination that exceeded MTCA cleanup levels (CACI HFGEOS3MEMO062893). In a December 1, 1993 memo from Coleman to Smith, Coleman indicates that the black stained area previously observed at the 1543 Dock Street property was more closely inspected and found to be deposits of asphalt buried within the bank soils several inches below the surface of the soil and above the high water zone. Coleman concluded that dumping of waste asphalt was likely the source of the blackened area noted in the July 28, 1993 report. Because of the solid nature of the material, its appearance as paving material, and the lack of other evidence of hydrocarbon staining, the area was not sampled for petroleum hydrocarbons or PAHs (CACI HFGEOS3MEMO120193). No samples of groundwater, intertidal sediment, or surface water runoff were collected to determine whether these problem chemicals had been released to the waterway (PRC HFBURL5PASI121490).

1715 Dock Street

Scofield leased the 1.25-acre property at 1715 Dock Street from Burlington Northern and its predecessor Northern Pacific Railroad from 1964 until approximately 1989. Scofield operated a dry ready-mix concrete batch plant and general roofing contractor business at the property. By 1989, the structures had been demolished, and the property is currently vacant. In the early 1900s, a former owner operated an asphalt company at the property, and from 1925 until at least 1952, the land was used for coal storage (PRC F/WOTACO5CR060789). During the 1990 site investigation by Bison Engineering, copper (18.5 mg/kg), lead (47.3 mg/kg), mercury (0.9 mg/kg), nickel (17.6 mg/kg), and zinc (38.7 mg/kg) were detected in a composite surface soil sample. TPH was detected at 195 mg/kg, although PAHs were not detected (PRC HFBURL5PASI121490). The presence of problem chemicals in soils are documented, but no information regarding the release to the waterway of PAHs or other problem chemicals associated with asphalt and coal are documented in the party file or database.

Trucks leaving the dry batch plant were washed down with water as they left the property in order to remove sand and cement residue. Batch plant equipment was also occasionally cleaned with water. Both operations created wastewater that contained cement dust and other cement compounds. Wastewater that was generated at 1715 Dock Street entered the storm drains or drained into the Thea Foss Waterway from the property. Cement may have trace amounts of naturally-occurring. To the extent that they were present in the cement dust washed from trucks and the residue generated from cleaning the equipment, the trace amounts of metals would have been washed to the waterway as well (CACI HFGEOS7RIR042397).

There was an above-ground propane tank and a 2,000-gallon underground gasoline storage tank located at the 1715 Dock Street location; both were used for fueling trucks operated by Scofield. The UST was removed in March 1989 under the supervision of TPCHD. In a letter dated April 4, 1989, TPCHD stated in a letter that the tank removal site was "deemed clean."

Ecology's July 1993 head of the Thea Foss Waterway Milestone 1 report lists both properties as

**GEOS George Scofield Company, continued**

probable sources (list 2) of ongoing contamination to the Thea Foss Waterway (PRC HFMILESTONE1070193).

**Outstanding Issues:**

Lone Star Holding, Inc. should be sent a GNL or SNL as successor to George Scofield.

**Corporate History:**

George Scofield Company was incorporated in WA on August 5, 1944 (PTI HFGEOS7RIR062389). Lone Star Holding, Inc., a subsidiary of Lone Star Northwest, Inc., acquired the stock of George Scofield Company in June 1988, and George Scofield was dissolved in 1993.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | Request for Information, George Scofield Company - RFI<br>CACI HFGEOS1RFI013197 |
| 4/24/89 | General Notice Letter with Request for Information ,<br>George Scofield Company - GNL/RFI<br>CACI HFGEOS1GNL/RFI042489 |
| 2/24/87 | Notice of Penalty Incurred and Due No. 87-S127, George Scofield Company - NOP<br>PRC HFGEOS3NOP022487 |
| 3/31/75 | NPDES Permit No. WA-0003298, George Scofield Company - NPP<br>(No copy in file.) |

**Descriptions of Documents Related to George Scofield Company:**

CACI HFGEOS1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to George S. Scofield c/o Lone Star Northwest re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

**GEOS George Scofield Company, continued**

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS7LTR042497: 04/24/97. Anne D. Rees, Preston, Gates & Ellis, LLP. Transmits Declaration bearing signature (of Edward Owens) on behalf of George Scofield Company to be filed with Scofield's 104(e) response. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFGEOS7RIR042397: 04/23/97. Edward J. Owens, Lonestar Northwest, Inc. Response of Lonestar Northwest, on behalf of George S. Scofield Co., to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFGEOS1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of the George Scofield Co.'s letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS7LTR022097: 02/20/97. Shawn Carter Lilley, Environmental Manager, Lone Star Northwest. Request for a 45-day extension of time in which to respond to EPA's 104(e) request regarding the George Scofield Co. activity near the Thea Foss Waterway Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFGEOS1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the George Scofield Co.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS3MEMO120193: 12/01/93. D. Smith, Ecology. Re status of Scofield, North Pacific Plywood and Investco parcels on Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS3MEMO062893: 06/28/93. M. Coleman, Ecology. Re Scofield (1543 & 1715 Dock St) and North Pacific Plywood (1549 Dock St) properties. Based on current info, neither of the 3 properties appear to present ongoing threat of waterway contamination. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

**GEOS George Scofield Company, continued**

PRC HFNORL3IR062893: 06/28/93. Marv Coleman, Ecology. Status report for North Pacific Plywood and Scofield; soils with petroleum hydrocarbon contamination, elevated PAHs, sawdust/glue mixture (burnt and not burnt). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFBURL5PASI121492: 12/14/92. Bison Engineering, Inc. Phase II environmental site investigations of several Glacier Park properties for sale to the City of Tacoma; includes PAH, metal, TPH soil sampling (20,640 mg/kg HPAH). Document type: Preliminary Assessment/Site Investigation. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC F/WOTACO5CR060089: 06/01/89. Tacoma Planning Dept. City Waterway Review. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

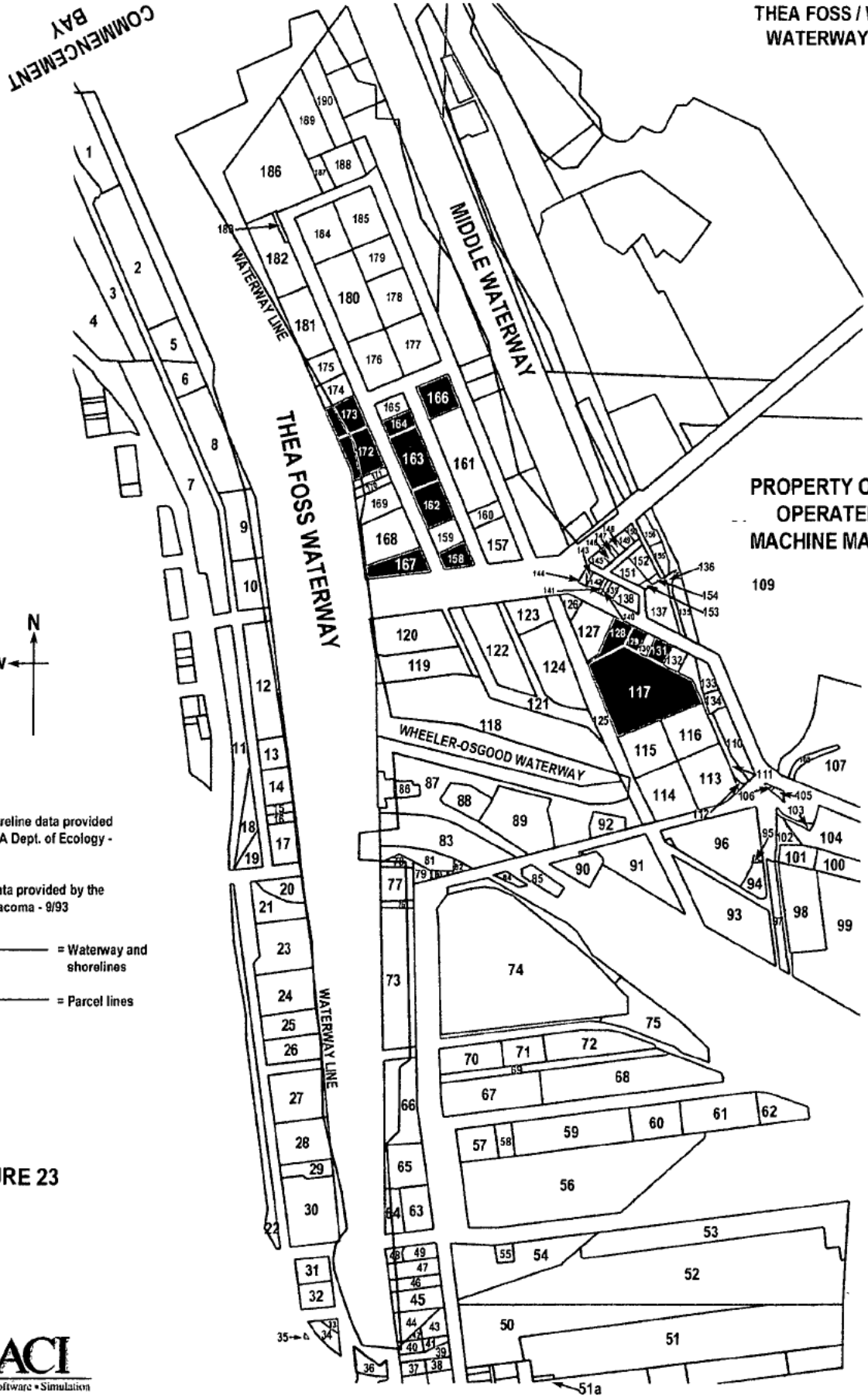
PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC HFGEOS1JUD101788: 10/17/88. Unidentified. Hazardous waste report, "U.S. vs. The George Scofield Company, Inc." Document type: Judgment. Enforcement quality: Documents from agencies/agents.

PTI HFGEOS11CAR072288: 07/22/88. D. Campbell, President, George Scofield Co., Inc. Corporate annual report for 1988. Document type: Corporate Annual Report. Enforcement quality: Legal and/or enforcement documents.

PRC HFGEOS3NOP022487: 02/24/87. Clark G. Haberman, Regional Manager, WDOE. Notice of Penalty letter to George Scofield Co., Inc. re penalty due. Document type: Notice of Penalty. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 23

CACI
Systems • Software • Simulation

**GLOM Globe Machine Manufacturing Co., Inc., continued**

**Party address:**

701 East D Street
Tacoma, WA 98401-2274

**Contact persons:**

Calvin Bamford, Jr.
701 East D Street
P.O. Box 2274
Tacoma, WA 98401-2274
(206) 383-2584

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **701 East D Street** (165) | | | |
| 6375000120 | Globe Machine Manufacturing | O | 10/53 - Present |
| | Gerry Waechter d.b.a. Washington Steel and Welding | O | 1920 - 1953 |
| **703 East D Street** (164) | | | |
| 6375000130 | Globe Machine Manufacturing | O | 10/53 - Present |
| | Gerry Waechter d.b.a. Washington Steel and Welding | O | 10/88 - Present |
| **702 East D Street** (171) | | | |
| 8950000690 | Calvin Bamford, Jr. | O | 1981 - Present |
| | Globe Machine Manufacturing | T | 1981 - Present |
| | Vacant | | 1978 - 1981 |

**GLOM Globe Machine Manufacturing Co., Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Shell Oil | O | Unknown - 1978 |
| **700 East D Street** (172) | | | |
| 8950000700 | Calvin Bamford, Jr. | O | 1978 - Present |
| | Alaskan Seafood | T | 2/97 - Present |
| | Globe Machine Manufacturing | T | 1981 - 2/97 |
| | Vacant | | 1978 - 1981 |
| | Shell Oil Co. | O | Unknown - 1978 |
| **540 East D Street** (173) | | | |
| 8950000710 | Calvin Bamford, Jr. | O | 1978 - Present |
| | Alaskan Seafood | T | 3/97 - Present |
| | Globe Machine Manufacturing | T | 1981 - 2/97 |
| | Vacant | | 1978 - 1981 |
| | Shell Oil Co. | O | Unknown - 1978 |
| **301 East 11th Street (1020 East D Street)** (167) | | | |
| 8950000970 | Barbara Bamford-Erickson & Kathryn Bamford | O | 12/80 - Present |
| | Globe Machine Manufacturing | T | 1923 - 1994 |
| | Vlahovich Boat | T | 1992 - 1994 |
| | Calvin Bamford, Sr. | O | 1923 - 1980 |
| **1128 Street Paul Ave.** (128) | | | |
| 8950001140 | Globe Machine Manufacturing (co-owns with Calvin Bamford, Jr.) | O | 7/87 - Present |
| | National Blower | T | 7/87 - 10/88 |
| | D.E. and M.S. Finnigan d.b.a. National Blower | O | 1951 - 7/87 |

**GLOM Globe Machine Manufacturing Co., Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Wheeler-Osgood Co. | O | 1890s - 1951 |
| **1128 Street Paul Ave.** (129) | | | |
| 8950001150 | Globe Machine Manufacturing (co-owns with Calvin Barnford, Jr.) | O | 7/87 - Present |
| | National Blower | T | 7/87 - 10/88 |
| | D.E. and M.S. Finnigan d.b.a. National Blower | O | 1951 - 7/87 |
| | Wheeler-Osgood Co. | O | 1890s - Present |
| **1128 Street Paul Ave.** (117) | | | |
| 0320041032 | Globe Machine Manufacturing (co-owns with Calvin Barnford, Jr.) | O | 7/87 - Present |
| | National Blower | T | 7/87 - 10/88 |
| | D.E. and M.S. Finnigan d.b.a. National Blower | O | 1951 - 7/87 |
| | Wheeler-Osgood Co. | O | 1890s - 1951 |
| **902 E Street** (162) | | | |
| 8950000931 | Globe Properties | O | 1994 - Present |
| | Globe Machine Manufacturing | T | 1988 - Present |
| | Seafirst Bank | O | 1992 - 1993 |
| | American Savings Bank | O | 1988 - 1992 |
| | Fick Foundry | O | Unknown - 1988 |
| | Wheeler-Osgood Co. | O | 1890s - 1951 |
| **1005 E Street** (163) | | | |
| 6375000141 | Globe Properties | O | 1994 - Present |
| | Globe Machine Manufacturing | T | 1988 - Present |

**GLOM Globe Machine Manufacturing Co., Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Seafirst Bank | O | 1992 - 1993 |
| | American Savings Bank | O | 1988 - 1992 |
| | Fick Foundry | O | Unk. - 1988 |

**Summary of Evidence:**

301 East 11th Street (1020 East D Street)

- Party leased or otherwise occupied property abutting the mouth of the Thea Foss Waterway, where it operated a machine milling facility.
- Metal slag deposited along the bank of the waterway outside of the building may release metals to the waterway through tidal flushing.

[See narrative for Barbara Bamford-Erickson.]

The predecessor to Globe Machine Manufacturing Co. (Globe) was incorporated in Washington in 1917 as the Young Ice Machine Manufacturing Co. In March of 1924, the name was changed to Globe Machine Manufacturing Co., Inc., and it has operated under that name since (CACI MF/WOGLOM7RIR042597). Globe has been in operation under the direction of the Bamford Family for over 70 years, first by Calvin D. Bamford, Sr. and Jesse Bamford, and later Calvin Bamford, Jr. The company is in the business of designing, engineering, and manufacturing industrial equipment for the wood products and material handling industries. According to Globe, Globe's basic manufacturing and fabrication processes of metal shearing, welding, fitting, and painting have remained relatively constant during its entire period of operation (CACI MF/WOGLOM7RIR042597).

540, 700, and 702 East D Street (Adjacent D Street Parcels)

- Party owns property abutting and upland of the Mouth of the Thea Foss Waterway where Globe Machine Manufacturing[24] operates a machine manufacturing business.
- Groundwater containing LPAHs, phenols, benzene, and zinc seeps into the waterway along the bank at the party's property.

[24]Calvin Bamford, Jr. is the owner of Globe Machine.

**GLOM Globe Machine Manufacturing Co., Inc., continued**

- Surface water runoff and storm drains are additional pathways to the waterway.

From 1981 until February 1997, the 540 and 700 East D Street properties (Parcel Nos. 8950000710 and 8950000700) were leased to Globe by owner Calvin Bamford, Jr. Both parcels are paved lots with warehouses and were reportedly used by Globe for parking and storage (CACI MF/WOGLOM7RIR042597). They were previously owned and used by Shell Oil for parking and the old Shell warehouse and refinery were reportedly situated at this location. The property at 702 East D Street (Parcel No. 8950000690) is also owned by Bamford and has been leased to Globe since 1981, and is the location of the former Globe Engineering Building; it is currently used by Globe for storage (CACI MF/WOGLOM7RIR042597). To the north of the Engineering building is a paved lot which drains to an old, rudimentary oil/water separator which then drains to the Thea Foss Waterway. According to Ecology, the drain is not depicted on the Tacoma-Pierce County Health Dept. (TPCHD) map (PRC MFGLOM3IR121692). Above-ground tanks that were previously situated on this site were removed as part of the D Street Petroleum cleanup. The groundwater extraction system for the D Street Petroleum cleanup runs under the paved area and the parking lot to the south of the storage building at 702 East D Street. There are two outfalls to the Foss Waterway from the lot to the south of the former Globe Engineering Building. Both outfalls are located near the top of the bank and have valves on them. The TPCHD map shows an oil/water separator leading to the two outfalls, although Dom Reale of Ecology, site manager for the D Street Petroleum cleanup, stated in 1992 that he was unaware of an oil/water separator in this location (PRC MFGLOM3IR121692).

In 1988, Ecology issued Consent Order DE 88-S345 to Mobil, UNOCAL, and Shell to complete a remedial investigation of soil and groundwater at the D Street Terminal and to recover the floating product plume and prevent further releases . Globe was among the businesses identified by Hart Crowser in its 1989 Remedial Investigation Report as operating within the sphere of contamination related to the D Street Petroleum Site. Hart Crowser's 1989 report notes that intermittent petroleum product seepage had been reported along the City Waterway as early as 1970, and in June of 1982, seepage of petroleum product into the waterway was reported specifically from the property owned by Globe (Bamford) and UNOCAL. Several attempts were made to control the seepage, including pumping the groundwater to collect free product, excavating interception trenches, and placing booms around the seepage face. Extensive groundwater sampling detected LPAH (from not detected to 4.1 ppm), zinc (0.002 ppm to 0.040 ppm), and phenols (0.006 ppm to 0.2 ppm). Zinc was also detected in soils at the site (5 ppm to 20 ppm). Phenols and PAHs were not specifically tested for, although total petroleum hydrocarbons were detected in the soil up to 29,000 ppm. Other hazardous substances (including trichloroethene and 1,1,1-dichloroethane) that are not commonly associated with petroleum storage and typically are associated with machine shops, such as Globe, were also detected in monitoring well MW-4 (0.002 ppm to 0.007 ppm), which is located inside the Globe manufacturing building. These compounds were not detected in any of the other 12 groundwater samples. Well MW-4 was located in an area of the Globe building where machinery is painted, and Hart Crowser speculated that various chlorinated and non-chlorinated hydrocarbons associated with painting activities were likely present in the ambient air in the vicinity of MW-4. Several volatile organic

compounds were also detected in groundwater collected from MW-4, including 1,1,1-trichloroethene (0.007 ppm), trichloroethene (0.007 ppm) and tetrachloroethene (0.002 ppm). Again, Hart Crowser noted that the presence of these compounds could be the result of painting activities conducted in the vicinity of the monitoring well. Arsenic concentrations in groundwater in the area ranged from not detected to 0.15 ppm. The highest arsenic concentration was detected in monitoring well G-1, located north of the Globe engineering building. Groundwater in monitoring wells MW-3 and MW-4, both of which are located in the Globe Manufacturing building, contained some of the highest concentrations of dissolved metals, along with wells G-1 (near the edge of D Street slightly north and east of the Globe Engineering office), G-17 (near the intersection of East D and East 7th Streets on Mobil's property), and G-18 (across East D Street from the Mobil racks) (PTI MFMOBO8RI060589).

Hart Crowser noted in the RI that although the majority of the areal extent of the plume is located under Mobil, UNOCAL, and Globe properties along East D Street, a lobe extends from the 902 East E Street property as well (PTI MFMOBO8RI060589).

Hart Crowser's 1989a Work Plan -- "D" Street Petroleum Site, describes petroleum leakage occurring in the vicinity of the D Street Petroleum facilities, which is located between F Street and City Thea Foss Waterway, near 7th Street. In 1982, petroleum product appeared to be concentrated along D Street between Globe's facility at 1020 East D Street and Union Oil at 516 East D Street., and along East 7th Street between D and E Streets. Further analysis in 1987 indicated a potential product lens extending approximately 600 feet in a north-south direction and anywhere between from 100 to 200 feet in an east-west direction (Hart Crowser, 1987a). These analyses also indicated a product thickness above the water table ranged from zero to several feet (PRC F/WOTACO5CR060189).

In its Milestone 1 Report, Ecology references these Globe properties but it is unclear as to whether they are considered confirmed (List 3) sources of ongoing contamination to the mouth of the Thea Foss Waterway (PRC MFMILESTONE070193).

Appendix G to Hart Crowser's Round 2 Data Evaluation Report indicates that exceedances of cadmium, copper, and nickel were observed in bank samples from the Globe properties adjacent to the waterway in the 700 Block of East D Street. Hart Crowser noted exceedances of PAHs, phenols, mercury, and phthalates (CACI F/WOEPA1SCR070197).

701, 703, 1005 East D Street and 902 East E Street (Upland Properties)

- Party owns property upland from the waterway where it operates a machine manufacturing business.
- Storm drains connected to Outfalls 209 and 214 are pathways from the upland D and E Street properties to Thea Foss Waterway.

**GLOM Globe Machine Manufacturing Co., Inc., continued**

Globe's main building at 701 and 703 East D Street (Parcel Nos. 6375000120 and 6375000130) houses its office and machine shop, where large milling machines, compressors, and other equipment are located. At the time of the November and December 1992 Ecology Inspections, there was an underground storage tank near the office on the northwest side of the main building. The machine shop has a concrete floor and Globe's representative at the time of the November/December inspections indicated that the facility had no floor drains. The Ecology inspector noted, however, that there was a drain from a compressor which discharged to the ground outside of the E Street side of the building. There was also a sump in the south part of the building where spent coolant oils were deposited. Surface water runoff and storm water from two catch basins at the 701 and 703 East D Street property discharge to the waterway through Outfall No. 214 (PRC MFGLOM3IR121692).

Globe also uses a large warehouse at 1005 East D Street, (Parcel No. 6375000141, formerly a Fick Foundry building) directly south of the main building, as an assembly, manufacturing, painting and fabrication facility. Globe leases the building from owner Globe Properties. Ecology Inspectors observed in November or December of 1992 that floor drains in the 1005 East D Street building discharge to Outfall No. 209. Globe also uses the 902 East E Street building (Parcel No. 8950000931), which is also leased from Globe Properties, as an engineering office and storage building. Ecology noted in its 1992 Inspection Report that an old oil/water separator at the 902 East E Street property, as well as surface runoff from the area around a trash dumpster near the building, also probably drain to this outfall. Ecology noted at the time of the inspection that cutting oils were observed to be leaking from the dumpster located near the E Street building. Globe had reportedly deposited metal shavings coated with cutting oil in the dumpster (PRC MFGLOM3IR121692, PRC MFGLOM5TR060790).

Although Globe is not cited as a cause for the large plume of contaminated groundwater containing petroleum, metals, and organic compounds that has been observed leaking from the bank of the D Street Terminal since at least 1971 (when Ecology documented a sheen on the surface water), Ecology acknowledges that Globe owns property that has been contaminated by releases of petroleum and that Globe's property is part of the D Street Petroleum Site (PTI MFDSTR3CO113188). Globe has not, however, been named as a PLP in connection with the site (CACI MFGLOM3IR102992).

In its Milestone 1 report, Ecology references these upland Globe properties but it is unclear as to whether they are considered confirmed (List 3) sources of ongoing contamination to the mouth of the Thea Foss Waterway (PRC MFMILESTONE070193).

EPA entered into a prospective purchaser agreement (PPA) with the Bank of America and Seafirst Bank, the settling parties who succeeded Fick as owners of the former Fick property. The PPA included a covenant not to sue the settling parties and their successors in interest for claims under Sections 106 and 107 of CERCLA or Section 7003 of RCRA. Globe, as the successor to Seafirst/Bank of America, has a covenant not to sue for the Fick property for existing contamination as defined in the PPA if Globe has met all requirements to obtain the covenant.

## GLOM Globe Machine Manufacturing Co., Inc., continued

**Additional Information:**

301 East 11th Street (1020 East D Street)

Ecology inspected the 1020 East D Street property in December of 1992 and noted the existence of a 3-ft. by 4-ft. hole or sump in the concrete floor of the main building, which was covered by a piece of sheet metal. The sump appeared to have been used in the past as a receptacle for materials that had been swept from the floors. Ecology noted that there was a pipe that entered into the corner of the sump, but no mention is made as to where the pipe lead. Ecology noted that there were two old oil storage tanks in the yard, both of which had oil in them. There was also a dilapidated building in the yard in which hazardous materials were stored. There were several pallets of old pails of paints and coatings stored in the building at the time of the inspection. Globe's representative indicated that Globe was gradually disposing of the waste stored in the building. There were also two pallets of 55-gallon drums of waste paints and solvents in the building, which were reportedly picked up every three months by a waste hauler. Wastes were transported to the storage building from the main building by forklift. Globe's representative had no knowledge of a spill control plan or spill control equipment accessible on the fork lift or at the waste storage building (PRC MFGLOM3IR121692).

1128 Street Paul Avenue

- Party owns property on which an equipment assembly plant is situated upland from the Wheeler-Osgood Waterway.
- A storm drain in the parking lot drains to the waterway through Outfall No. 254, but no releases of problem chemicals are documented for the facility.

Party co-owns with Calvin Bamford, Jr. three parcels on Street Paul Ave. (Parcel Nos. 8950001140, 8950001150, and 0320041032). All three parcels are situated upland from Wheeler-Osgood Waterway. Globe International X-Lifts, a company owned by Globe, assembles scissor lifts at 1128 Street Paul Ave. (Parcel No. 0320041032). Parcel Nos. 8950001140 and 8950001150, which also bear the street address of 1128 Street Paul Ave., are used for parking and metal fabrication.

Storm water runoff through two catch basins in the parking lot of the property is the only pathway documented for this property. The catch basins connect to a Tacoma storm sewer that discharges to the Wheeler-Osgood Waterway at Outfall No. 254. Although blowdown from a compressor discharges to the catch basin, no releases of problem chemicals to the surface of the site or to the catch basins are documented (PRC WOGLOM3IR102192).

Ecology noted during an October 1992 inspection that the Globe International X-Lifts facility

**GLOM Globe Machine Manufacturing Co., Inc., continued**

consisted of an open metal building where the scissor lists were assembled. Parts for the lifts are apparently manufactured at other locations of Globe Machine Manufacturing. Welding and painting were noted as the two main activities at the Street Paul Ave. site. Several 55-gallon drums of hydraulic oil were present during the inspection; these were reportedly used for filling up the completed lifts. There were also several 55-gallon drums of Lilyblad So-Cal No. 1 solvent located at the painting area, which is apparently used for cleaning the painting equipment. Unusable solvent is put into 55-gallon drums and returned to the main Globe Machine Manufacturing office on D Street, from where it is picked up for disposal. Ecology noted a compressor in a shed attached to the main building which had a blowdown outlet to the parking lot. There were two catch basins at the south end of the building but no mention is made in the Ecology Report as to their contents or condition. Ecology noted that the Globe X-Lift operation was small and did not appear to have the potential for discharging problem chemicals to the waterway. Their recommendation was to take the facility off the list (PRC WOGLOM3IR102192).

Ecology did not include this property in its list of ongoing sources of contamination to the Wheeler-Osgood Waterway (PRC WOMILESTONE070193).

**Outstanding Issues:**

No response to EPA's 1989 general notice letter and request for information is documented in Globe's file or the database.

No sampling results or other data characterizing the discharge from Outfall 214 is documented in the party file or database, and no sampling data or other evidence of releases of problem chemicals from the storm water outfalls connected to the storm drains at the 701 and 703 East D Street property is documented.

The City of Tacoma's Compilation of Exiting Data for Thea Foss and Wheeler-Osgood Waterways, October 10, 1994, notes that Globe is List 3 for bank contamination from foundry slag for the 1020 East D Street (a.k.a. 301 East 11th Street) property, and also for 540, 701 and 702 East D St (CACI F/WOTACO5TR101994). There is no mention, however, in any Ecology inspection reports of slag contamination on the banks of the 540 or 702 East D Street properties (the two northernmost of Globe's adjacent D Street parcels) or 701 East D Street, the current primary Globe location, which is an upland parcel situated on the east side of D Street (on the opposite side of the street from the waterway).

**Corporate History:**

Globe was incorporated in Washington in March 1917 (under the name Young Ice Machine Co.) (PTI.MFGLOM11CAR022988). No additional information about corporation issues related to Globe is documented in the database or party file.

**GLOM Globe Machine Manufacturing Co., Inc., continued**

**Administrative Actions:**

| Date | Document |
|---|---|
| 11/31/88 | Consent Order DE 88-S345 issued to Mobil, UNOCAL, and Shell for the D Street Petroleum Site (PTI MFDSTR3CO113188) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Globe Machine Manufacturing Co., Inc. (PTI MFGLOM1GNL042489) |
| 1/31/97 | 104(e) Request for Information, Calvin D. Bamford, Jr. - RFI (CACI MF/WOBAMC1RFI013197) |
| 7/25/97 | General Notice Letter, Calvin D. Bamford, Jr. - GNL (CACI MF/WOBAMC1GNL072597) |

**Descriptions of Documents Related to Globe Machine Manufacturing Co., Inc.:**

CACI MFGLOM8NTS080497: 08/04/97. Jeff VerHoef, CACI. File note re phone conversation between VerHoef and John Erickson who called on behalf of Globe. Erickson expresses concern over small number of petroleum parties on current PRP list. Document type: Notes. Enforcement quality: Undocumented data from any source.

CACI MF/WOBAMC1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Calvin Bamford re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MF/WOGLOM1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Globe Machine Manufacturing re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MF/WOBAMC7RIR042597: 04/25/97. Calvin D. Bamford, Jr. Response of Calvin Bamford to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOBAMC7RIR042597: 04/25/97. Calvin D. Bamford, Jr. Response of Calvin Bamford

**GLOM Globe Machine Manufacturing Co., Inc., continued**

to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOGLOM7RIR042597: 04/25/97. Calvin D. Bamford, Jr., President, Globe Machine Manufacturing Co. Response of Globe Machine Manufacturing to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOBAMC7LTR032897: 03/28/97. Calvin D. Bamford, President, Globe Machine Manufacturing Co. Request for an additional 21-day extension of time in which to respond to EPA's 104(e) request re Globe's activities near the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOGLOM7LTR032897: 03/28/97. Calvin D. Bamford, President, Globe Machine Manufacturing Co. Request for an additional 21-day extension of time in which to respond to EPA's 104(e) request re Globe's activities near the Thea Foss and Wheeler-Osgood. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOGLOM7LTR021297: 02/12/97. Calvin D. Bamford, President, Globe Machine Manufacturing Co. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Globe Machine's activities near the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MF/WOBAMC7LTR021297: 02/12/97. Calvin D. Bamford, President, Globe Machine Manufacturing Co. Request for 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Calvin Bamford's activities near the Thea F Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBAMC1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Calvin Bamford. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFGLOM1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the Globe Machine Manufacturing Co.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS1LTR030195: 03/01/95. L. Cohen, Superfund Site Mgr, EPA Region 10. Additional comments on Shoreline Development Permit Application File 141.573, Totem Marine Services. Bank slag does not appear to be a source of problem chemicals to Mouth of Thea Foss. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**GLOM Globe Machine Manufacturing Co., Inc., continued**

CACI MFGLOM3LTR010693: 01/06/93. J. Mercuri, Ecology. Letter to J. Bushong of Globe Machine Mfg, Inc re inspection of property in relation to Thea Foss Waterway. It does not appear that Globe's practices are contributing problem chemicals. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFGLOM3LTR010693: 01/06/93. Joyce Mercuri, Inspector, Ecology. Letter describing problems during inspection of Globe Machine (701 East D St/301 11th St). Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFGLOM3IR121692: 12/16/92. Mercuri, Coleman, Inspectors, Ecology. UBAT inspection report; notes waste storage area, UST, metal foundry slag pile with surface water runoff. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOGLOM3IR102192: 10/21/92. Mercuri, Coleman, Inspectors, Ecology. UBAT inspection report; notes waste paints and solvents stored in 55-gal drums prior to transport to main Globe facility on D St; 2 catch basins located at s Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MFFICF1PLDG021391: 02/13/91. EPA, Region 10. Agreement and Covenant Not to Sue Re: Fick Foundry Property/Sediment Contamination Located Within the Commencement Bay Nearshore/Tideflats Superfund Site. Document type: Pleadings. Enforcement quality: Documents from agencies/agents.

PRC MFGLOM5TR060790: 06/07/90. Tacoma Planning Department. City Waterway development review; notes fuel storage tanks and fuel spills with discharge to soil/groundwater. Document type: Technical report. Enforcement quality: Standard reference documents.

PRC MFGLOM1TCR062389: 06/23/89. M. Stoner, EPA Region 10. Memo discussing request for extension to response to notice letter. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC MFGLOM1TCR052489: 05/24/89. M. Stoner, EPA Region 10. Memo noting that a 30-day extension was granted. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFGLOM1TCR052289: 05/22/89. M. Stoner, EPA Region 10. Memo discussing 30-day extension to RFI. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

**GLOM Globe Machine Manufacturing Co., Inc., continued**

PRC MFGLOM1LTR052289: 05/22/89. Mark Allen, Globe Machine Manufacturing. Letter requesting a 30-day extension to 4/24/89 RFI. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFGLOM11CAR022988: 02/29/88. State of Washington. 1988 annual report for Globe Machine Manufacturing Co. Document type: Corporate Annual Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

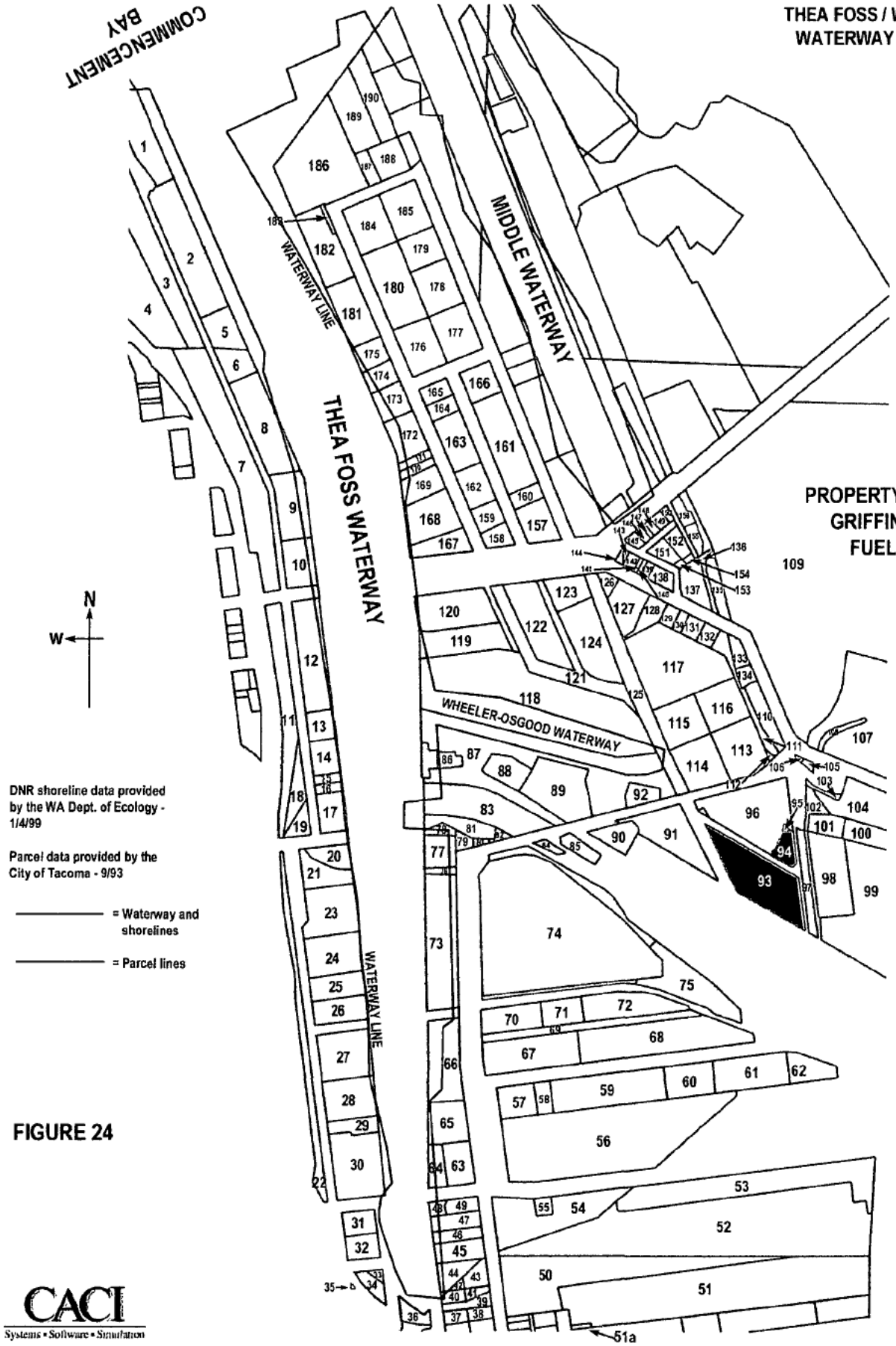



FIGURE 24

CACI
Systems • Software • Simulation

**GRIG Griffin Galbraith Fuel Co./Mathews Heating Oils, Inc., continued**

**Party Address:**
1646 East J Street
Tacoma, Washington 98421

**Contact persons:**

Unknown

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1648 East J Street** (93) | | | |
| 0320044002 | Griffin Galbraith Fuel Co. | T | 1982 - 1989 |
| | Chevron USA, Inc. | O | 1905 - Present |
| | Chevron USA Bulk Storage Plant | T | 1905 - 1988 |
| **1646 East J Street** (96) | | | |
| 0320041001 | Griffin-Galbraith Fuel Co./Andor Griffin Fuel Co. | T | 1987 - 1993 |
| | Rainier Plywood Co./Richlite Co. | O | UK - Present |

**Summary of Evidence:**

1648 East J Street

- Party operated a fuel distribution facility on property it leased upland from the Wheeler-Osgood Waterway.

**GRIG Griffin Galbraith Fuel Co./Mathews Heating Oils, Inc., continued**

- Oil was observed in surface water runoff, which drains through storm sewers to the waterway.

Mathews Heating Oils, Inc. d.b.a. Griffin Galbraith Fuel Company (Griffin Galbraith) operated a heating oil distribution business on property leased from Chevron USA, Inc. (Chevron) from August 1982 to May 1989. The property is located upland from the Wheeler-Osgood Waterway. Griffin Galbraith loaded heating oil from Chevron's truck racks and parked and washed out its trucks on the property (PTI WOGRIG1RIR060989). Additional information about the activities at the 1648 East J Street property is contained in the party report for Chevron.

Two pathways for release of problem chemicals to the Wheeler-Osgood Waterway are documented at this property. First, storm water runoff drains from the property to a City of Tacoma storm sewer, which discharges to the waterway through Outfall 254. An Ecology Inspection Report on the Griffin-Galbraith portion of the Chevron property in 1983 noted oil in the storm drain at the facility (PRC WOCHEU3IR0208830). Griffin Galbraith also discharged truck washing water through an oil water separator which drained to the storm drain and hence the waterway (PTI WOGRIG1RIR060989). Lubking Petroleum Company, which leased the southern portion of Chevron's property contemporaneously with Griffin Galbraith's tenancy, had an NPDES permit to discharge stormwater runoff and truck wash water treated through an oil water separator to the waterway (PRC WOCHEU7NPA082481). The file does not document whether this was the same oil water separator that Griffin Galbraith used.

The second pathway from the property is migration of oil-contaminated groundwater. Hart-Crowser noted floating petroleum product in monitoring wells approximately 100 feet east of the Wheeler-Osgood Waterway in 1984, and reported that groundwater was moving very slowly toward the waterway (PTI WOCHEU7RIR062889). GeoEngineers conducted a soil and groundwater investigation at the property in 1988 and detected floating product in test pits and seepage of product into sanitary sewer manholes. Petroleum hydrocarbons were detected in soils throughout the property as well (PTI WOCHEU8TR032289).

Ecology lists the Chevron Bulk Storage Plant as a confirmed (List 3) ongoing source of contamination to the Wheeler-Osgood Waterway. The Milestone 1 Report states that the surface runoff and groundwater migration from the property contribute LPAH and HPAH to the waterway (CACI F/WOMILE3SCR070193).

**Additional Information:**

1646 East H Street

- Party operated a distribution facility for heating oil and other oil products at property it leased upland from the Wheeler-Osgood Waterway.

**GRIG Griffin Galbraith Fuel Co./Mathews Heating Oils, Inc., continued**

- Truck wash water was discharged to a stormdrain that drained to the waterway but no information regarding releases of problem chemicals or pathways is documented in the party file or database.

After Chevron closed its bulk storage plant at 1648 - 1656 East J. Street, Griffin Galbraith leased the neighboring property to the north to run its heating oil and packaged oil products distribution business. From August 1987 until March 1989, it subleased property at 1646 East 15th Street from OrePac Building Products; subsequently, it leased the property directly from the owner, Rainier Plywood d.b.a. Richlite Company (PTI WOGRIG7RIR060989). As of February 1992, the company was operating at 1646 J Street under the name Andor Griffin Fuel Co. (PRC WOANDO31R021492). The company received, packaged, warehoused, and shipped petroleum products at this property. It stored motor oil and automatic transmission fluid in 5,000 and 8,000 gallon tanks, respectively, and filled 55 gallon drums and tank trucks, which it then shipped to customers. It did not store fuel at the 1646 J Street location. In addition to shipping oil, Griffin Galbraith also drained and consolidated lubricating oil from returned barrels before the barrels were collected by barrel reclaimers. Oil drained from the returned oil drums was retained until it was picked up by oil reclaimers. Griffin Galbraith/Andor Griffin also performed limited maintenance and washing of its trucks on the property (PTI WOGRIG7RIR060989).

Griffin Galbraith reported that storm water runoff drains from the property through ditches and storm sewers (PTI WOGRIG7RIR060989). During a 1992 inspection, Ecology noted that catch basins drain to a storm sewer that discharges to the Wheeler-Osgood Waterway. Ecology observed an oily sheen on the pavement near a catch basin (PRC WOAND3IR021492) and subsequently requested that the company clean out the catch basins and either install an oil water separator or cease truck washing at the property (PRC WOANDO3LTR030292).

Ecology listed the Andor Griffin Oil Company at 1546 East J Street as a probable (List 2) source of ongoing problem chemicals to the Wheeler-Osgood Waterway, but after the company implemented best management practices in 1993, Ecology no longer considered it a source. The report stated that Andor Griffin was formerly known as Griffin Galbraith Oil Co. (CACI WOMILE3SCR070193).

**Outstanding Issues:**

Current information associates this party with petroleum releases only.

Although Ecology's Milestone 1 Report indicates that groundwater flow from the 1648 East J Street property has transported PAHs to the Wheeler-Osgood Waterway, no sampling results or other data are documented in the party file or database to substantiate this claim.

The reference in Ecology's Milestone Report to Andor Griffin Oil Co. at 1546 East J Street is likely a typographical error and referring to 1646 East J Street. The Milestone Report implies that

**GRIG Griffin Galbraith Fuel Co./Mathews Heating Oils, Inc., continued**

releases have occurred in the past at the property, but no information regarding pathways or releases is documented in the party file or database.

Griffin Galbraith Fuel Company did not respond to EPA's 1997 104(e) Request for Information.

The question of whether Chevron is liable as successor to Griffin Fuel Co. should be explored further.

**Corporate History:**

The Griffin Fuel Company was started in 1889 as a livery stable. In 1961, Griffin Fuel merged with Fuel Oil Service Company, which was owned by the Galbraith family. In 1965, the company was sold to Chevron USA, who later moved the operation to the company-owned site (at 1648 J Street) (PTI WOGRIG7RIR060989). Andor Distributing Inc., a Bremerton, WA company, was a 100 percent-owned subsidiary of Mathews Heating Oils, Inc., also of Bremerton and a distributor of heating oils and other petroleum products. In August of 1982, Mathews Heating Oils purchased certain assets, which included the heating oil customer list (presumably of Griffin Galbraith), and the right to use the "Griffin-Galbraith Fuel Company" name (but not the corporate entity), from Chevron USA (PTI WOGRIG7RIR060989).

Neither Griffin-Galbraith Fuel Company, Andor Griffin Fuel Company, nor Mathews Heating Oils are currently listed as doing business in WA or elsewhere in the US under any of the above names. The WA Secretary of State lists Mathews Heating Oils as an inactive corporation. No records could be located for either Griffin-Galbraith or Andor Griffin in either the WA Secretary of State's records or the WA Bankruptcy Filings.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Griffin Galbraith Fuel Company - Follow-up RFI<br>(CACI WOGRIG1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Griffin Galbraith Fuel Company - GNL/RFI<br>(No copy in file) |

**Description of Documents Griffin Galbraith Fuel Co./Mathews Heating Oils:**

CACI F/WOCHEU7RIR040397: 04/03/97. John D. Wolff, Senior Superfund Specialist, Chevron

**GRIG Griffin Galbraith Fuel Co./Mathews Heating Oils, Inc., continued**

Research and Technology Co. Response of Chevron to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOGRIG1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the Griffin Galbraith Co.'s activities near the Wheeler-Osgood Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

PRC WOGRIG7LTR013190: 01/31/90. Dugald H. Stewart, Chairman, Griffin Galbraith. Letter requesting removal from PRP list. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOGRIG7LTR121589: 12/15/89. Dugald H. Stewart, Chairman, Griffin Galbraith. Letter concerning insurance. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOLUBP3IR102389: 10/23/89. Randall, Dutch, Ecology. Inspection Report re Lubking Petroleum, 1656 East J Street. Notes that facility appears to have been abandoned, and that site does not need a permit at this time. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOGRIG7LTR062089: 06/20/89. Dugald H. Stewart, Chairman, Griffin Galbraith Fuel Co. Advises Mike Stoner of EPA that approximately 40 percent of the Commencement Bay pollution comes from I-5. References motor fuel additive being marketed in Japan which reduces unburned hydrocarbons and CO by 55 percent, and NOX by 11 percent. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOGRIG7RIR061989: 06/19/89. Griffin Galbraith Fuel Co. Response (No. 2) to 104(e) request for information from Griffin Galbraith. Supplements response submitted on 6/9/89. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI WOGRIG7RIR060989: 06/09/89. Griffin Galbraith Fuel Co. Response to Request for Information from Griffin Galbraith Fuel Co. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOGRIG1TCR060589: 06/05/89. M. Stoner, EPA Region 10. Record of communication regarding request for information. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC WOGRIG1TCR052489: 05/24/89. M. Stoner, EPA Region 10. Record of communication granting 30-day extension. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

**GRIG Griffin Galbraith Fuel Co./Mathews Heating Oils, Inc., continued**

PRC WOGRIG1TCR052389: 05/23/89. Lynne Kershner, EPA Region 10. Record of communication concerning hazardous chemicals. Document type: Telephone contact report. Enforcement quality: Documents from agencies/ agents.

PRC WOGRIG1TCR052289: 05/22/89. Lynne Kershner, EPA Region 10. Record of communication regarding request for extension. Document type: Telephone contact report. Enforcement quality: Documents from agencies/ agents.

PRC WOGRIG7LTR052289: 05/22/89. Dugald H. Stewart, Chairman, Griffin Galbraith. Letter requesting extension of time for response to request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOCHEU3IR020883: 02/08/83. Will A., Jim O., Inspectors, Ecology. Inspection report; notes truck terminal source via stormwater system discharge. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOCHEU7NPA082481: 08/24/81. DL Comfort, Supervisor of Plant Operations, Chevron USA, Inc. NPDES permit application. Document type: NPDES Permit Application. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOGRIG11CAR042566: 04/25/66. WA Secretary of State. Corporate Record for Mathews Heating Oils, Inc. Status is listed as "Inactive." Document type: Corporate Annual Report. Enforcement quality: Standard reference documents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

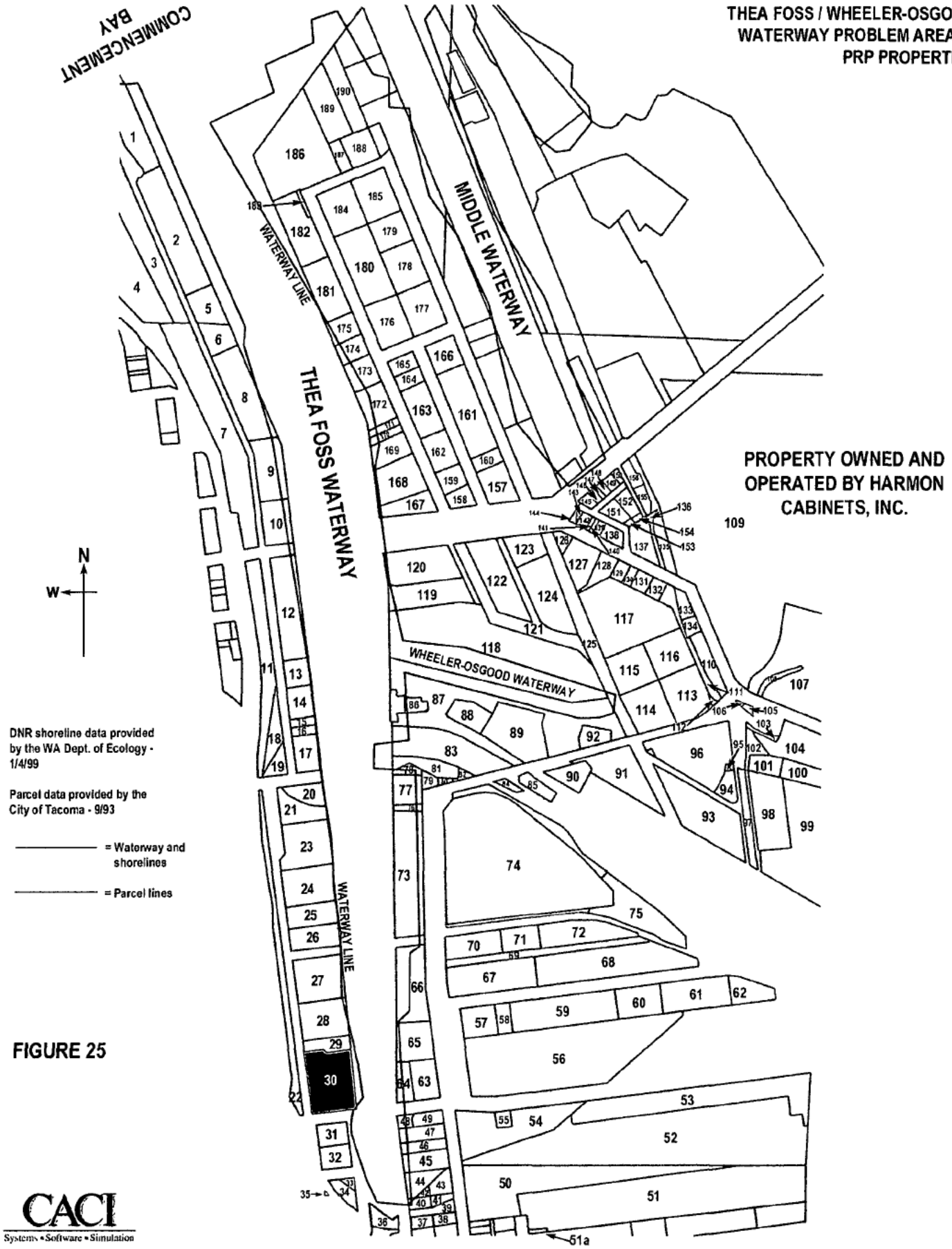



FIGURE 25

CACI
Systems • Software • Simulation

## HARI Harmon Cabinets, Inc., continued

**Party address:**

1933 Dock Street
Tacoma, WA 98401-1777

**Contact persons:**

Officer

Richard Ohlson
(b) (6)
(b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1933 Dock Street** (30) | | | |
| 8950001870 | Metropolitan Parks District | O | 1996-Present |
| | Dock Street Partners/Richard Ohlson | O | 1991-1996[25] |
| | Coastcraft, Inc. | O | 1986-1990 |
| | Harmon Cabinet Co./ Coastcraft, Inc. | O/T | 1960-1986 |
| | Brandrud Furniture Co. | T | 1986-1991 |
| | Harmon Manufacturing, Inc. | T | Unk.-1960 |

**Summary of Evidence:**

[25]There is conflicting information in the files as to the ownership of this property between 1991 and 1996. Pierce County Assessor records suggest that the property was owned continuously from 1961 until 1996 by the same owner (Coastcraft). City of Tacoma and other 104(e) responses suggest that Dock Street Partners owned the property between 1991 and 1996.

**HARI Harmon Cabinets, Inc., continued**

The property at 1933 Dock Street, which abuts the Head of the Thea Foss Waterway, was used as a furniture manufacturing facility from at least the 1950s until 1991. F.S. Harmon Manufacturing Company, which was incorporated on March 15, 1935, operated on the property from an unknown point in time until approximately 1960 or 1961, when the operating company and property were sold to Coastcraft, Inc. Coastcraft operated Harmon Cabinets until 1986, at which point it sold the assets of the operating company, including the "Harmon" name, to Brandrud Furniture, Inc. Brandrud Furniture operated the facility at 1933 Dock Street as a lessee of Coastcraft until August of 1991 (PTI HFCOAT7RIR062389, CACI HFBRAN7RIR022797), when Coastcraft sold the property to Dock Street Partners (CACI HFCAMSRIR112097). The property is currently owned by the City of Tacoma Metropolitan Parks District, who purchased it in 1996 (CACI F/WOTACO7RIR030797).

The Tacoma-Pierce County Health Department (TPCHD) investigated an anonymous tip in April of 1986 regarding the possible dumping of phenolic wastes at Harmon Cabinets. A soil sample that was obtained and analyzed for phenols revealed 3.15 ug/kg dry weight phenol, which was greater than seven times the current SQO for phenols of 420 ug/kg (PTI HFHARI6LTR050686). Ecology Inspectors Joyce Mercuri and Marv Coleman inspected the Harmon Cabinets site in November of 1992, but found no evidence of glue waste dumping, manufacturing, or gluing activities in the vicinity of the building from which glue wastes had been allegedly dumped (PRC HFHARI3IR111992). In a September of 1992 visit to the former Harmon Cabinets location, Ecology inspectors collected a water sample from the pond underneath the former Harmon Cabinets building. Ecology Inspectors noted that a large pipe passed through a berm which separated the pond from the waterway and discharged to the waterway well below the high tide line. The sample was analyzed for phenols and volatile organics, and phenols were not detected. Acetone, however, was detected at a concentration of 27 ppb. Ecology Inspectors concluded that the pond did not appear to be a source of problem chemicals to the Thea Foss Waterway (PRC HFHARI3IR041593).

In 1995, Ecology Inspector Marv Coleman advised Carol Heidenson of the City of Tacoma that contamination documented as existing at the Harmon Cabinets property fits the criteria to designate the property as a MTCA cleanup site. Coleman stated further that preliminary data suggests that the groundwater at the site did not appear to have been significantly impacted by the contaminated soils at the site. This helped to confirm Ecology's position that the property did not appear to be an ongoing source of problem chemicals (including phenoolic compounds which were suspected to have been released on the site) to the waterway (CACI HFHARI3LTR091995).

In February of 1997, Charles Granoski, an attorney in Tacoma whose father worked for Harmon Cabinets at the Dock Street location for many years, wrote to EPA and provided

anecdotal information regarding the Harmon Cabinets operation. Granoski indicated that Harmon Cabinets had been responsible for dumping glues and resins directly to the Thea Foss Waterway for many years (CACI HFHARI8LTR021997).

## HARI Harmon Cabinets, Inc., continued

**Outstanding Issues:**

There is conflicting information in the files for Brandrud Furniture and Harmon Cabinets. Coastcraft, in its 1989 104(e) Response, indicated that it had sold the operating company of Harmon Cabinets to Brandrud Furniture in 1986, while retaining ownership in the property and structures thereon, which it then leased to Brandrud (PTI HFCOAT7RIR062389). Brandrud Furniture, however, indicated in its 1997 104(e) Response that it did not purchase Harmon Cabinets, Inc., a wholly-owned subsidiary of Coast Craft, but rather certain assets of Coastcraft. Brandrud Furniture stated further that it simply leased the premises from Coastcraft for a period of five years, presumably from 1986 until 1991 (CACI HFBRAN7RIR022797).

Although the City of Tacoma has indicted in its 1997 104(e) Response that it purchased the property at 1933 Dock Street in 1996 from Dock Street Partners, the Pierce County Tax Assessor records show that the last prior transaction with regard to the property was on January 1, 1981. This information is consistent with information from Coastcraft to the effect that Coastcraft purchased the property and operating company from Harmon Manufacturing, Inc. in 1960/1961, although it contradicts information from the City of Tacoma and Dock Street Partners principal Scott Campbell to the effect that the property had been sold by Coastcraft to Dock Street Partners in the early 1990s. The information from the Pierce County Assessor suggests that the property was owned continuously by Coastcraft from the time of purchase by Coastcraft in 1960/1961 until 1996 (CACI HFTACO7RIR030797, PTI HFCOAT7RIR062389, CACI HFCAMS7RIR112097).

There is no information in the files for operations on the property prior to Harmon/Coastcraft operations. Expert evidence concerning typical waste streams from furniture manufacturing would be needed to prove Harmon contributions.

Coastcraft did not respond to 104(e) information requests from EPA in 1996 and 1997 regarding their former properties in the vicinity of Middle and Thea Foss Waterways, respectively.

**Corporate History:**

Coastcraft incorporated in the state of Washington in 1924. The company was in the millwork industry from time of its inception. Coastcraft owned Harmon Cabinets from 1960 to 1986, after purchasing the operating company and property at 1933 Dock Street from Harmon Manufacturing (PRC HFCOAT7RIR062389). Coastcraft filed for Chapter 11 Bankruptcy in United States Bankruptcy Court in the Western District of WA on February 9, 1993 (CACI MICOAT1AGO032896, CACI HFCOAT8LEXIS020993).

## HARI Harmon Cabinets, Inc., continued

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Harmon Cabinets, Inc. - RFI (CACI HFHARI1RFI013197) |
| 4/24/89 | General Notice Letter/104(e) Information Request for Information, Harmon Cabinets, Inc. - GNL/RFI (No copy in file.) |

**Descriptions of Documents Related to Harmon Cabinets, Inc.:**

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFHARI1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Harmon Cabinets' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFHARI8LTR021997: 02/19/97. Charles Granoski, Jr., Esq. Provides information re Harmon Cabinets past practices of dumping glues and resins directly into Thea Foss Waterway. Document type: Letter. Enforcement quality: Undocumented data from any source.

CACI HFHARI1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Harmon Cabinets, Inc.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI FTACO7TR122096: 12/20/96. Hart Crowser Earth and Environmental Technologies. Technical Memorandum/Environmental Data Assessment - Thea Foss Upland Properties Cleanup. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFHARI3LTR091995: 09/19/95. M. Coleman, Ecology. Advises City of Tacoma that contamination documented at Harmon Cabinets property is sufficient to designate the property as a MTCA cleanup site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFHARI3MEMO041593: 04/15/93. J. Mercuri, Ecology. UBAT Memo re sampling at old Harmon Cabinets bldg. Acetone was detected at 27 ppb but site does not seem to be source of problem chemicals to Foss Waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**HARI Harmon Cabinets, Inc., continued**

CACI HFCOAT8LEXIS020993: 02/09/93. U.S. Bankruptcy Court for the Western District of WA. Printout re Chapter 11 filing for Coastcraft, Inc. Document type: Lexis printouts. Enforcement quality: Unknown.

PRC HFHARI3IR111992: 11/19/92. Coleman, Mercuri, Ecology. UBAT Inspection Summary noting site drainage; facility vacant since 1990; no signs of releases. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI HFHARI3LTR050686: 05/06/86. Ray Hanowell, Tacoma-Pierce County Health Dept. Advises Bill Backous of Ecology of sampling results at 1933 Dock St. (Harmons). Exceedances of phenol are noted. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PTI HFHARI6LTR050686: 05/06/86. Ray Hanowell, Marine Biologist, Tacoma Pierce County Health Department. Letter to Ecology regarding Harmon Cabinets; notes soil sample collected with 3.15 ug/g dry weight total phenol. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFHARI6SR043086: 04/30/86. Anne Reinhart, AmTest, Inc. Analysis results for soil sample from Harmon Cabinets. Total Phenols noted are 3.15 ug/kg. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

PRC HFHARI3IR102380: 10/23/80. Ecology. Inspection report for Harmon Cabinets; facility previously operated as Brandrud Furniture, Inc; manages solvent wastes with a low flash point. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFHARI5IWS060976: 06/09/76. Unknown. Industrial Waste Survey. Document type: Industrial waste survey. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

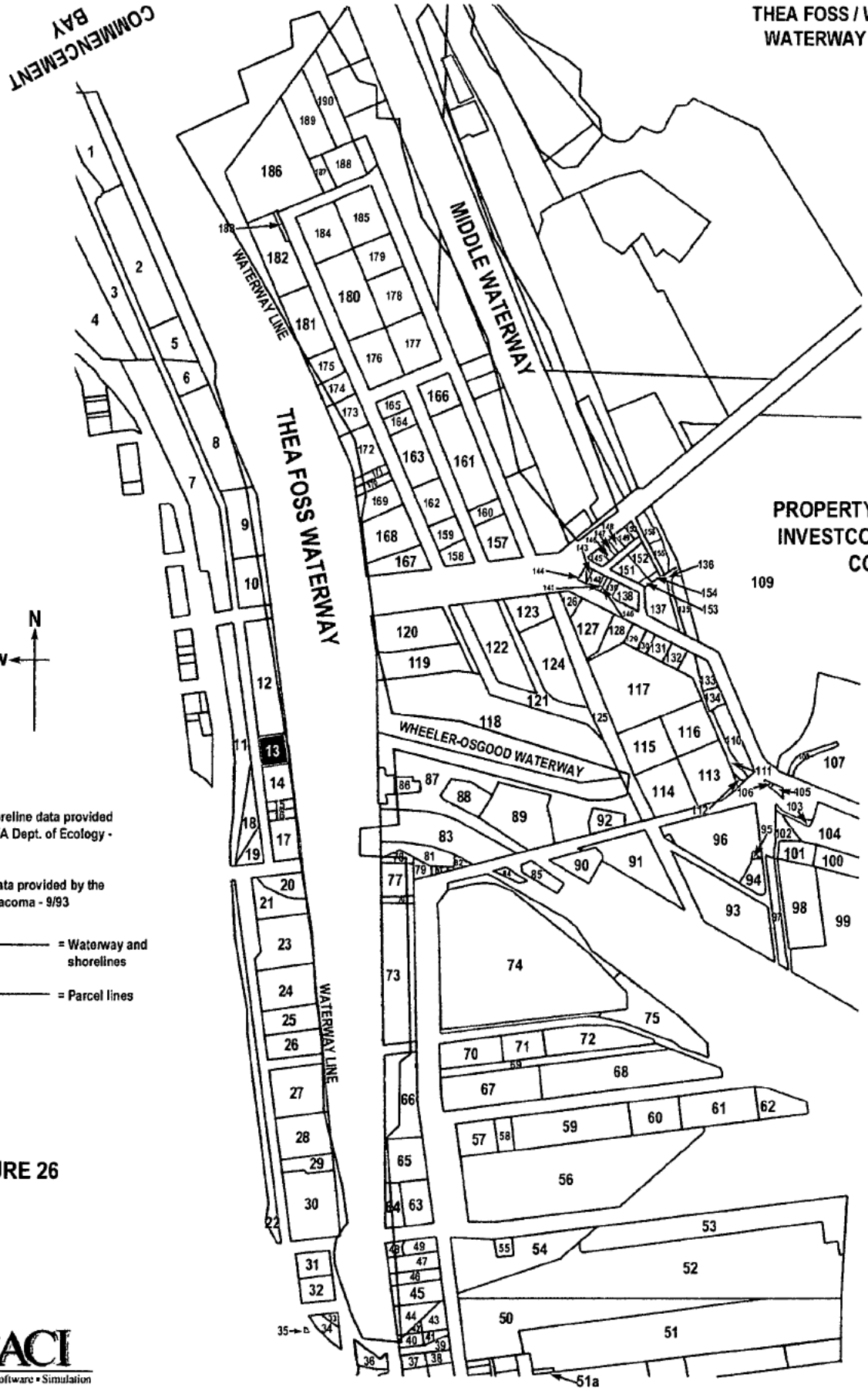



FIGURE 26

CACI
Systems • Software • Simulation

## INVP Investco Financial Corp., continued

**Party address:**

1302 Puyallup Street
Sumner, WA 98390

**Contact persons:**

Mark Meyers
Williams, Kastner & Gibbs
Two Union Square
601 Union Street
Seattle, WA 98101-2380

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1147 Dock Street** (13) | | | |
| 8950001971 | Dock Street Development Inc. (William Looney) | O | 1995 - Present |
| | Pacific Trustee, Ltd. | O | 1987 - 1995 |
| | Investco Financial Corp. | O | 1987 - 1995 |
| | The Peck Trust | O | 1971 - 1987 |
| | Consumer Central Heating Co. | O | 1920 - 1971 |

**Summary of Evidence:**

- Party owned and pursued development of vacant property adjacent to the Head of Thea Foss Waterway.
- Party's property was a confirmed source of mercury, zinc, and lead to the waterway during the period of party's ownership.

## INVP Investco Financial Corp., continued

Property Ownership

Investco Financial Corp. (Investco) is believed to have owned the subject property prior to the current owner Dock Street Development Co., Inc., although Investco denies in its 1997 104(e) Response and Supplemental 104(e) Response that it has ever been a current or former owner, lessee/sublessee, lessor/sublessor, and/or operator of the property situated at 1147 Dock Street. Investco admits having pursued development of the subject property between November 1987 and November 1995. Investco submitted applications to various government agencies such as the U.S. Army Corps of Engineers and the City of Tacoma, commissioned a land survey, and contracted with Hart Crowser for the removal of two underground Bunker C fuel storage tanks. However, Investco maintains that it never proceeded with the development of the property and never became an owner, operator, lessor, lessee, or occupant thereof. Investco indicates that the property at 1147 Dock Street, which is currently owned by Dock Street Development, was previously owned by Pacific Trustee, Ltd. (Pacific Trustee), the Peck Trust, and Consumer Central Heating Company, Inc. (Consumer Central Heating). Investco maintains that Pacific Trustee, Ltd. owned the property from approximately December 1987 through November 1995, that Consumer Central Heating owned the property prior to Pacific Trustee, and that at some point Consumer Central Heating transferred the property to the Peck Trust and its trustee. Investco believes that Consumer Central Heating operated a steam plant on the property during its ownership, that the steam plant was demolished and removed from the property in 1980, and that the property has been vacant since that time. Investco states that its only involvement with the property has been through a development interest Investco maintained in the property as beneficiary of a trust with then property owner Pacific Trustee (CACI HFINVP7RIR062797). Mr. Stephen Burnham, counsel for both Pacific Trustee and Investco, in a February 16, 1995 letter to Ms. Joyce Mercuri at Ecology, indicated that the Dock Street property is, and had since 1987, been owned by a trust of which the trustee was a WA corporation called Pacific Trustee Ltd. Burnham went on to say that the property had been held in trust since the date of its purchase from the Peck Trust in 1987. The beneficiary of the trust, according to Burnham, was Investco Financial Corp., whom he said was under no obligation to contribute capital or other money to the trust for any purpose. Burnham indicated that Investco, as beneficiary, had contributed in excess of $120,000 towards the cleanup of the site and that they were not inclined or able to undertake further cleanup of the Dock Street property (CACI PACT7LTR021695).

Pacific Trustee, in its 1997 104(e) Response, indicated that it held bare title to the property at 1147 Dock Street in trust only and for the benefit of Investco Financial Corp. Pacific Trustee maintains that the trust was terminated by the beneficiary (Investco) at the time the rights of the beneficiary in the property were terminated by foreclosure. Pacific Trustee's involvement with the subject property occurred approximately between the years 1987 and 1994, and such involvement was "as holder of title in trust only for true beneficial owners," which it indicates was Investco. Pacific Trustee also indicated in its 104(e) Response that any relevant documents were in the possession of Investco (CACI HFPACT7RIR030397).

Prior Litigation

## INVP Investco Financial Corp., continued

According to court papers filed in Pierce County Superior Court in 1991, Pacific Trustee Ltd., Investco Partnership, a Washington General Partnership, and Investco Financial Corp. sought to recover damages from defendants First Interstate Bank, the Roger Peck Trust, and the beneficiaries of the Peck Trust, for fraudulent misrepresentation and failure to disclose latent defects with regard to the sale of the property at 1147 Dock Street. In the court papers, Investco Financial Corp. asserts that it is the owner of the real property in Tacoma which it had purchased from First Interstate Bank as Trustee of the Roger Peck Trust. Keith Oberhansly, as the Court Appointed receiver, on behalf of First Interstate Bank, the Roger Peck Trust, and the Beneficiaries of the Peck Trust countersued Pacific Trustee, Investco Financial Corp., Michael J. Corliss (president of Investco Financial Corp. and general partner to Investco Partnership), and Marlyn Bateman for payment of the promissory note which had gone into default (CACI HFINVP7PLDG070391, CACI HFINVP8PLDG070891). The case by Pacific Trustee and Investco was essentially brought because First Interstate Bank, as Trustee for the beneficiaries of the Peck Trust, had represented to Investco that two 35,000 gallon underground oil storage tanks on the property were empty, but were later, as a result of an environmental investigation conducted on behalf of Investco, found to collectively contain in excess of 5,000 gallons of Bunker C oil. Once the existence of the Bunker C oil in the underground tanks became known, Investco stopped making payments on the promissory note it had executed in connection with the purchase of the property because of the potential for leakage and contamination of the surrounding soil. The Peck Trust then brought suit against Investco and Pacific Trustee alleging breach of contract and seeking specific performance. Pacific Trustee and Investco filed suit against the Peck Trust and its beneficiaries alleging a number of causes of action, including fraudulent misrepresentation, and failure to disclose latent defects in the property. Investco and Pacific Trustee had purchased the property "as is," which they maintained was not a defense for failing to disclose material latent defects. Rather than litigate, the parties consolidated their lawsuits and entered into a Stipulation Regarding the Resolution of Disputes on November 25, 1991. The Stipulation states as follows: that Investco is the owner of the property; that Investco is required to contract with a licensed environmental consultant for the purpose of removing the USTs and any contaminated soil; that Investco will pay the balance of the promissory note six months after the property is cleaned up; and that the receiver of the Peck Trust will place an amount equal to the amount of the cost of the cleanup of the property into a trust account (CACI HFINVP1MEM072197).

### Contamination

While gathering samples from the old City of Tacoma Steam Plant on Dock Street on December 7, 1993, Ecology Inspectors Joyce Mercuri, Marv Coleman, and Sandra Stephens noticed a fill area on the Investco Site of consolidated nonnative material beneath a collapsed dock which was immediately south of the Steam Plant. As part of an effort to identify an ongoing source of mercury to Thea Foss Waterway, the Inspectors obtained two samples of the nonnative fill. Sample SPB2, which was taken from the east face of the fill material, contained elevated levels of mercury at 4.76 mg/kg (versus the CB/NT SQO of 0.59 mg/kg), which was significantly higher than the SQO. Sample SPB1, taken from the north face of the fill area, had a mercury reading of .136 mg/kg. The fill material rose vertically from the intertidal sediments to an elevation of approximately 10 - 15 feet (CACI HFINVP3MEMO021494). On March 10, 1994, Inspector Mercuri notified Mr. Steve Burnham of Investco of the results of the sampling referenced above, noting

**INVP Investco Financial Corp., continued**

that sample SPB2, at 4.76 mg/kg, was significantly above the CB/NT sediment cleanup objectives for mercury. Mercuri requested that Investco investigate the material further and develop a strategy for preventing the recontamination of waterway sediments (CACI HFINVP3LTR031094).

In an April 5, 1994 UBAT Inspection Report, Inspectors Mercuri and Coleman document the findings of elevated mercury levels beneath the collapsed dock, and address elevated TPH levels which were found in three locations in the vicinity of the two underground Bunker C fuel storage tanks which had been removed in 1992. Although metals and VOAs were below MTCA standards, four carcinogenic PAHs were identified above the MTCA Method A cleanup level of one to 33 ppm. According to the Inspectors, additional excavation of soil was undertaken to remove soils with TPH contamination above 200 ppm. After the second round of excavation, floating oily foam and a sheen were observed on groundwater at a depth of 11 feet. Approximately 250 gallons of oily water were removed and taken to a disposal facility. Hart Crowser, the environmental consultant who had removed the USTs in 1992, had recommended in their report dated May 4, 1993 that the land owner install three monitoring wells and a soil boring to determine if the site was a risk to the environment (CACI HFINVP3IR050494).

On April 7, 1994, an Addendum to the Milestone 1 Report was issued by Ecology which stated that Ecology considers the Investco Site to be an ongoing source of mercury to the Head of the Thea Foss Waterway Problem Area, noting that the average of the two samples taken of the fill material was 2.49 mg/kg, which is four times greater than the CB/NT SQO of 0.59 mg/kg (CACI HFMILE3SCR040794).

In a June 14, 1994 follow-up memorandum to the February 14, 1994 memorandum which summarizes the two samples of fill material beneath the collapsed dock, Inspector Mercuri documents additional sampling which was gathered during an extreme low tide of -2.6 on April 28, 1994. The sample was composited from intertidal sediments below the bulk of the fill mass previously sampled. The third sample showed elevated mercury levels of almost four times the CB/NT SQO (2.21 mg/kg). Inspectors Coleman and Mercuri also observed heavy oil emanating from the bank of the site near the border of the site and the old City of Tacoma Steam Plant situated to the north. Oily sheens appearing adjacent to the in-water pilings were also observed, as if the pilings were creating a conduit for oil underground to come to the surface. The Inspectors speculated that the oil could have been coming from the vicinity of the leaking underground storage tanks that were removed in 1992. Mercuri noted that she had spoken with Mr. Burnham on June 7, 1994, who indicated that he was coordinating with the City of Tacoma and EPA on the bank sampling efforts (CACI HFINVP3MEMO061494). In October of 1994 though, the City declined to participate in the cleanup of the site and on December 7, 1994, Ecology issued an enforcement order to Pacific Trustee to clean up the site (CACI HFPACT3FS120194). On the same day, Mr. Bill Looney of Dock Street Development bid on and became the owner of the property (CACI HFDOCD7RIR080497).

Ecology conducted an interim remedial action at the former Investco property in August of 1997 that consisted of removal and disposal of 1,000 tons of mercury-contaminated intertidal sediments, isolation of remaining contaminated sediments, and restoration of the bank slope (CACI HFDOCD3IACR033098).

## INVP Investco Financial Corp., continued

**Corporate History:**

Investco Financial Corporation is a WA corporation incorporated in 1985. The current officers are: Mr. Michael J. Corliss - President; Mr. Brian J. Urback - VP; Ms. Dana Gelinas - Treasurer; and Mr. Stephen Burnham - Secretary. The aforementioned are also the directors of the corporation (CACI HFINVP7RIR062797).

Investco Partnership is a WA general partnership of which Mr. Corliss is the general partner (CACI HFINVP7PLDG070391).

**Outstanding Issues:**

The relationship between Investco Financial Corp. and Investco Partnership needs to be clarified. Also, the partners to Investco Partnership, with the exception of General Partner Michael J. Corliss, have not yet been identified. See also confidential legal memoranda on business trust liability (CACI HFINVP1MEM072197).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Request for Information, Investco Financial Corp. - GNL/RFI (CACI HFINVP1GNL/RFI013197) |

**Descriptions of Documents Related to Investco Financial Corp.:**

CACI HFDOCD3IARC033098: 03/30/98. Joyce Mercuri, Ecology. Interim Action Cleanup Report re Dock Street Development Co. (Investco) site. Interim Action involved removal of 1000 tons of mercury contaminated sediments and restoration of bank. Document type: Interim action cleanup report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Investco Financial Corp. re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP1MEM072197: 07/21/97. Tommy Gallardo, EPA Region 10. Legal Memorandum ENFORCEMENT CONFIDENTIAL - ATTORNEY-CLIENT PRIVILEGE. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

**INVP Investco Financial Corp., continued**

CACI HFINVP7RIR062797: 06/27/97. Mark M. Meyers, Esq., Williams, Kastner & Gibbs, LLP. Supplemental Response of Investco Financial Corp. to EPA's 1/31/97 104(e) request for information and EPA Attorney Lori Houck letter of 6/12/97. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP1LTR061297: 06/12/97. Lori Houck, Office of Regional Counsel, EPA Region 10. Transmits second request for information to counsel for Investco. Notes that the response to the 1/31/97 request was not responsive. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR032097: 03/20/97. Mark M. Meyers, Williams, Kastner & Gibbs. Transmits verification for the CERCLA 104(e) response of Investco as well as the survey referenced in the response. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP1LTR030597: 03/05/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Advises that EPA cannot accommodate Investco's request that EPA publish a notice stating that Investco never owned what has been commonly referred to as the Investco site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7RIR030497: 03/04/97. Mark M. Meyers, Esq., Williams, Kastner & Gibbs. Response of Investco Financial Corp. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPACT7RIR030397: 03/03/97. David J. Manger, Chairman, Pacific Trustee Ltd. Response of Pacific Trustee Ltd. to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7LTR022897: 02/28/97. Stephen A. Burnham, Investco Financial Corp. Request for correction of erroneous information in 2/97 Superfund Fact Sheet re Investco Financial Corp. Burnham asserts that Investco has never owned the referenced site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7LTR020597: 02/05/97. Rachel Roffs, Investco. Transmits correspondence addressed to Leisure Investments Co. that was mistakenly sent to Investco. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Investco Financial Corp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3LTR110996: 11/09/96. David B. Jansen, Ecology. Letter to Stephen Burnham, Pacific Trustee, Ltd. Advises of Ecology's determination of PLP status for the release from the 1147 Dock St. property. Document type: Letter. Enforcement quality: Documents from

**INVP Investco Financial Corp., continued**

agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MIINVP1RFI032996: 03/29/96. L. Loiselle, EPA Region 10. Request for information to Investco Partnership. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3NTS012396: 01/23/96. Joyce Mercuri, Ecology. References discussion with Lynn Gooding re UST issue. Main concern is groundwater, and there is a need for four more quarters of groundwater sampling. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFPACT7LTR122795: 12/27/95. Stephen A. Burnham, Pacific Trustee, Ltd. Advises Joyce Mercuri of Ecology that Pacific Trustee Ltd. is no longer the owner of property at 1147 Dock St. and has neither the legal authority nor funds to undertake cleanup of the site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLOOB3LTR121195: 12/11/95. Joyce Mercuri, Ecology. Advises of immediate needs with regard to property at 1147 Dock St. Of primary importance is the removal of ash containing mercury located adjacent to the Head of Foss Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3MEMO120895: 12/08/95. Joyce Mercuri, Ecology. Transmits to Steve Burnham a hard copy of Order No. DE 95 TC-S408 issued to Pacific Trustee, Ltd. for interim remedial action at 1147 Dock St. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3EO120795: 12/07/95. Ecology. Enforcement Order No. DE 95 TC-S408 in the matter of Interim Remedial Action by Pacific Trustee, Ltd. Document type: Enforcement Order. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3LTR120795: 12/07/95. David B. Jansen, Ecology. Transmits to Pacific Trustee Enforcement Order No. DE 95 TC-S408 for interim remedial action at 1147 Dock St. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT8DEED120787: 12/07/95. Richard Hammarsten, First Interstate Bank of WA. Special Warranty Deed conveying property from First Interstate Bank WA to Pacific Trustee Ltd. as trustee for Investco Financial Corp. Document type: Deed. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPACT3MEMO120695: 12/06/95. Joyce Mercuri, Ecology. Transmits to draft

**INVP Investco Financial Corp., continued**

Enforcement Order for interim action to remove contaminated fill material at 1147 Dock St. (Investco site). Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3FS120195: 12/01/95. Ecology. Fact Sheet re Enforcement Order for Interim Action issued to Pacific Trustee Ltd. for property at 1147 Dock St. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

CACI MFINVP3LTR110995: 11/09/95. D. Jansen, Ecology. Advises that Investco has been identified as a potentially liable person for a release of hazardous substances at 1147 Dock St., Tacoma, WA. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3LTR110995: 11/09/95. David B. Jansen, PE, Ecology. Gives notice that, based on the review of the response to the notice of PLP letter and other information, Ecology finds that Pacific Trustee is a PLP for the release at 1147 Dock St. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT7PLPR103095: 10/30/95. Stephen Burnham, Pacific Trustee, Ltd. Response of Pacific Trustee, Ltd. to Notice of Potential Liability for Release of Hazardous Substance Under MTCA: 1147 Dock St. Document type: PLP Notification Letter Response. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP8LTR102495: 10/24/95. R. Martin, Chief, Processing Section, U.S. Army. Advises Steve Burnham that Investco property at 1147 Dock St. is of particular concern to EPA and Ecology because of its classification as a source of mercury contamination. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP5LTR101995: 10/19/95. Robert Betcone, Assistant City Attorney, City of Tacoma. Advises Steve Burnham, as corporate counsel for Investco Financial Corp., that the City envisioned a higher density plan for 1147 Dock St. property than the proposal submitted by Investco describes. Document type: Letter. Enforcement quality: Undocumented data from any source.

CACI HFINVP1LTR101895: 10/18/95. Christina Ngo, EPA Region 10. Advises the Dept. of the Army Corps of Engineers of new information re the [mercury] contamination at the Investco site and EPA/Ecology's concerns re the permit issued to Investco by the Corps. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3LTR100395: 10/03/95. Joyce Mercuri, Ecology. Responds to concerns expressed by Stephen Burnham of Invescto Financial Corp. about cleanup standards for mercury. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3LTR092895: 09/28/95. Joyce Mercuri, Ecology. Advises Steve Burnham that Ecology believes that Pacific Trustee, Ltd. is the owner of property at 1147 Dock St. and that a release of a hazardous substance from the site has occurred. Document type: Letter.

**INVP Investco Financial Corp., continued**

Enforcement quality: Documents from agencies/agents.

CACI HFPACT3PLP092895: 09/28/95. Joyce Mercuri, Ecology. Advises Steve Burnham that Pacific Trustee, Ltd., as the owner of property at 1147 Dock St., is potentially liable for a release of a hazardous substance (mercury) from the site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR092695: 09/26/95. Stephen Burnham, Investco Financial Corp. Transmits letter to City of Tacoma re Investco's plans for the 1147 Dock Street Property. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7LTR092295: 09/22/95. Stephen Burnham, Investco. Request for assistance from City of Tacoma in development/construction of 17,000 sq. ft commercial/retail center/marina at 1147 Dock St. Notes that Investco is 'operating' as the developer. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3EMAIL090795: 09/07/95. Marv Coleman, Ecology. Responds to questions re criteria under which an RI is required, how the steam plant is addressed in the CD, and cleanup standards for the Investco/steam plant site. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3NTS090795: 09/07/95. Joyce Mercuri, Ecology. Miscellaneous hand notes re Investco's proposal to City of Tacoma to develop 1147 Dock Street property. Addresses funding, EPA liability, cleanup, Investco indemnification and other issues. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3MEMO072595: 07/25/95. Joyce Mercuri, Ecology. To Maia Bellon, Assistant Attorney General. Responds to questions raised by Steve Burnham of Investco re the need for cleaning up contaminated materials at the Dock St. property. ENFORCEMENT CONFIDENTIAL. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR070795: 07/07/95. Melanie Sattler, Investco Financial Corp. Transmits to Maia Bellon a copy of the Trust Agreement between Pacific Trustee Ltd. and Investco Financial Corp. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7LTR061695: 06/16/95. Stephen Burnham, Pacific Trustee, Ltd. Sets forth the current status of the 1147 Dock St. property and the scope of the involvement of Stephen Burnham and Investco Financial Corp. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3SR042595: 04/25/95. J. Mercuri, Ecology. Sample results re Investco property at 1147 Dock St. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3NTS041295: 04/12/95. Joyce Mercuri, Ecology. J. Mercuri will write to TPCHD

and request report (re Investco site) and ask for more groundwater sampling. There needs to be two quarters of clean samples. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR021695: 02/16/95. S. Burnham, Invescto Financial Corp. Advises of current status of 1147 Dock St. property including Mercury Sampling Plan and Cleanup. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3MEMO010595: 01/05/95. J. Mercuri, Ecology. Advises of Investco's USTs, their removal and the subsequent installation of monitoring wells. Based on current information, it does not appear that the site is a source of oil to Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3EMAIL010595: 01/05/95. Joyce Mercuri, Ecology. Re USTs at Investco site. One soil boring contained 31 ppm diesel and 110 ppm oil (soils). Sample also contained slightly elevated PAH. Site does not appear to be source of oil to waterway. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3MEMO010595A: 01/05/95. J. Mercuri, Ecology. Fax memo transmitting summary of discussion between J. Mercuri and Rex Humphry re Investco site, which discusses method by which bank and intertidal sediment samples will be collected. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3TCR120994: 12/09/94. Joyce Mercuri, Ecology. Summary of 9/13/94 discussion with Rex Humphrey (David Evans and Associates) re sampling work plan at Investco site. Issues needing clarification involved intertidal sediments and bank sampling. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3LTR112394: 11/23/94. Joyce Mercuri, Ecology. Sets forth questions (re bank sampling and intertidal sediments) to Steve Burnham of Investco re work plan for investigation of mercury contamination at Investco's Dock St. property. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR112194: 11/21/94. James A. Heist, Julie Wukelic, Hart Crowser. Letter report to Steve Burnham re Hart Crowser's work associated with installation of monitoring wells, drilling of one boring, and sampling/analysis of groundwater at 1147 Dock St. site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3TCR120994: 12/09/94. Joyce Mercuri, Ecology. Summary of 9/13/94 discussion with Rex Humphrey (David Evans and Assoc.) re sampling work plan at Investco site. Issues needing clarification involved intertidal sediments and bank sampling. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3NTS120994: 12/09/94. Joyce Mercuri, Ecology. Miscellaneous hand notes of discussion between J. Mercuri and Rex Humphry concerning bank and intertidal sampling at

**INVP Investco Financial Corp., continued**

Investco site. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3MEMO111594: 11/15/94. Joyce Mercuri, Ecology. Fax cover sheet to Karen Keeley of EPA re Investco. Notes that Investco's [sampling] plan was somewhat marginal. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP37LTR103194: 10/31/94. Rex B. Humphrey, David Evans and Associates (DEA). Transmits sampling plan prepared by DEA on behalf of Investco. DEA will undertake investigation to evaluate possible sources of mercury contamination at Investco site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7LTR100394: 10/03/94. Stephen Burnham, Investco Financial Corp. Advises J. Mercuri of Ecology that Investco has selected Rex Humphrey of David Evans & Associates to proceed with Investco site inspection, historical review, and sampling plan development. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3LTR092894: 09/28/94. Joyce Mercuri, Ecology. Confirms items of earlier discussion between J. Mercuri and Steve Burnham of Investco re Investco's intentions with regard to characterizing the problems at the 1147 Dock St. site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3MEMO092794: 09/27/94. J. Mercuri, Ecology. Advises that Investco will be allowed to do independent site evaluation to include bank material characterization, assessment of effects of underground storage tanks on waterway and development of cleanup alternative. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3TCR092794: 09/27/94. Joyce Mercuri, Ecology. Steve Burnham at Investco has been notified that he has been put on SIS and that he will get early notice letter. PLP letter will be mailed soon. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3TCR092794A: 09/27/94. Joyce Mercuri, Ecology. Re characterization and cleanup of Investco site. Steve Burnham indicated that he will hire a consultant to do the RI/FS which will be reviewed by J. Mercuri and EPA. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3LTR092394: 09/23/94. Arlene Kellerman, Ecology. Advises Steve Burnham of Investco that the Dock St. property has been added to Ecology's database of known or suspected contaminated sites. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3MEMO082294: 08/22/94. Joyce Mercuri, Ecology. Fax memo to Steve Burnham of Investco. Transmits two memos dated 2/14 and 6/14/94 and a 3/10/94 letter describing sampling results from the Investco Dock St. banks. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

**INVP Investco Financial Corp., continued**

CACI HFINVP3TRP081194: 08/11/94. Joyce Mercuri, Ecology. Summary of Field Visit - Investco Site. References concern re the lack of a monitoring well north of the excavation. Discussion with Investco results in their agreement to add fourth well. Document type: Trip Report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3TCR072894: 07/28/94. Joyce Mercuri, Ecology. Re conversation with Steve Burnham's (Investco) legal assistant Gail Herman. She was advised of right of contamination issues, need for shoreline permits, and that excavation is best bet.
Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3TCR071594: 07/25/94. Joyce Mercuri, Ecology. Re wells at Investco site. Plans are for one upgradient and two downgradient wells. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3TCR071894: 07/18/94. Joyce Mercuri, Ecology. Re call to Rex Humphrey at David Evans and Associates. Humphrey has not yet heard from Steve Burnham of Investco about bank problem. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR062394: 06/23/94. James A. Heist, Julie Wukelic, Hart Crowser. Letter report to Steve Burnham re scope of work for Hart Crowser's installation of monitoring wells and sampling/analysis of groundwater at 1147 Dock St. site (Investco). Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3MEMO061494: 06/14/94. J. Mercuri, Ecology. References elevated mercury levels detected in samples of sediments taken beneath nonnative fill material at Consumers Central Heating Plant site at 1151 Dock St. (a.k.a. the Investco site). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3IR050494: 05/04/94. J. Mercuri, M. Coleman, Ecology. References elevated mercury, carcinogenic PAH, and TPH contamination at old Consumers Central Heating Plant site at 1151 Dock St. (a.k.a. the Investco site). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3NTS040794: 04/07/94. Joyce Mercuri, Ecology. LUST will not deal with Investco site since it is a heating oil site. There is no information in the report re confirmation sampling of material that was put back in hole. Document type: Notes. Enforcement quality: Documents from agencies/agents.

**INVP Investco Financial Corp., continued**

CACI HFINVP3IR040594: 04/05/94. J. Mercuri, M. Coleman, Ecology. UBAT Inspection Report re former Old Consumers Central Heat Plant property at 1151 Dock St. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR032894: 03/28/94. Stephen Burnham, Investco. Transmits to J. Mercuri a copy of draft Hart Crowser Report concerning Investco's Dock St. property. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP3LTR031094: 03/10/94. J. Mercuri, Ecology. Re mercury contamination at old Consumers Central Heating Plant site (1151 Dock Street) which is located adjacent to north side of the Investco parcel. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3MEMO120793: 02/10/94. J. Mercuri, Ecology. Memo to file re sampling at Investco/Central Heating plant. CBN/T SQO for mercury are exceeded for sample SPB2; fill material beneath collapsed dock is suspected source. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3NTS050393: 05/03/93. Joyce Mercuri, Ecology. Summary re UST removal at Investco site. Includes map denoting locations of monitoring wells. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS3MEMO120193: 12/01/93. D. Smith, Ecology. Re status of Scofield, North Pacific Plywood and Investco parcels on Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR050493: 05/04/93. James A. Heist, Julie Wukelic, Hart Crowser. Letter report to Michael Corliss re Hart Crowser's work associated with removal and closure of 2 Bunker C oil USTs and interim action at Investco's Dock St. site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFBURL5PASI121492: 12/14/92. Bison Engineering, Inc. Phase II environmental site investigations of several Glacier Park properties for sale to the City of Tacoma; includes PAH, metal, TPH soil sampling (20,640 mg/kg's HPAH). Document type: Preliminary Assessment/Site Investigation. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP8INVC120992: 12/09/92. Marine Vacuum Service, Inc. Certificates of UST Destruction and disposal of contents re 35,500- and 30,000-gallon USTs (from 1147 Dock St. site). Document type: Certification/Certificate. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP8INVC122292: 12/22/92. Marine Vacuum Service, Inc. Bill of Lading and Gallonage Reports for the removal of 4300 and 850 gallons of oil from two separate USTs at 1147 Dock St. (Investco site). Document type: Invoice. Enforcement quality: Documents supplied by PRPs/agents.

**INVP Investco Financial Corp., continued**

CACI HFINVP3LTR092892: 09/28/92. John Bails, Ecology. Advises that two heating oil tanks located at old Tacoma Steam Plant at 1147 Dock St. meet Ecology's exempt status. Further reporting will be necessary only if contamination is encountered. Document type: Letter. Enforcement quality: Documents from agencies/agents.

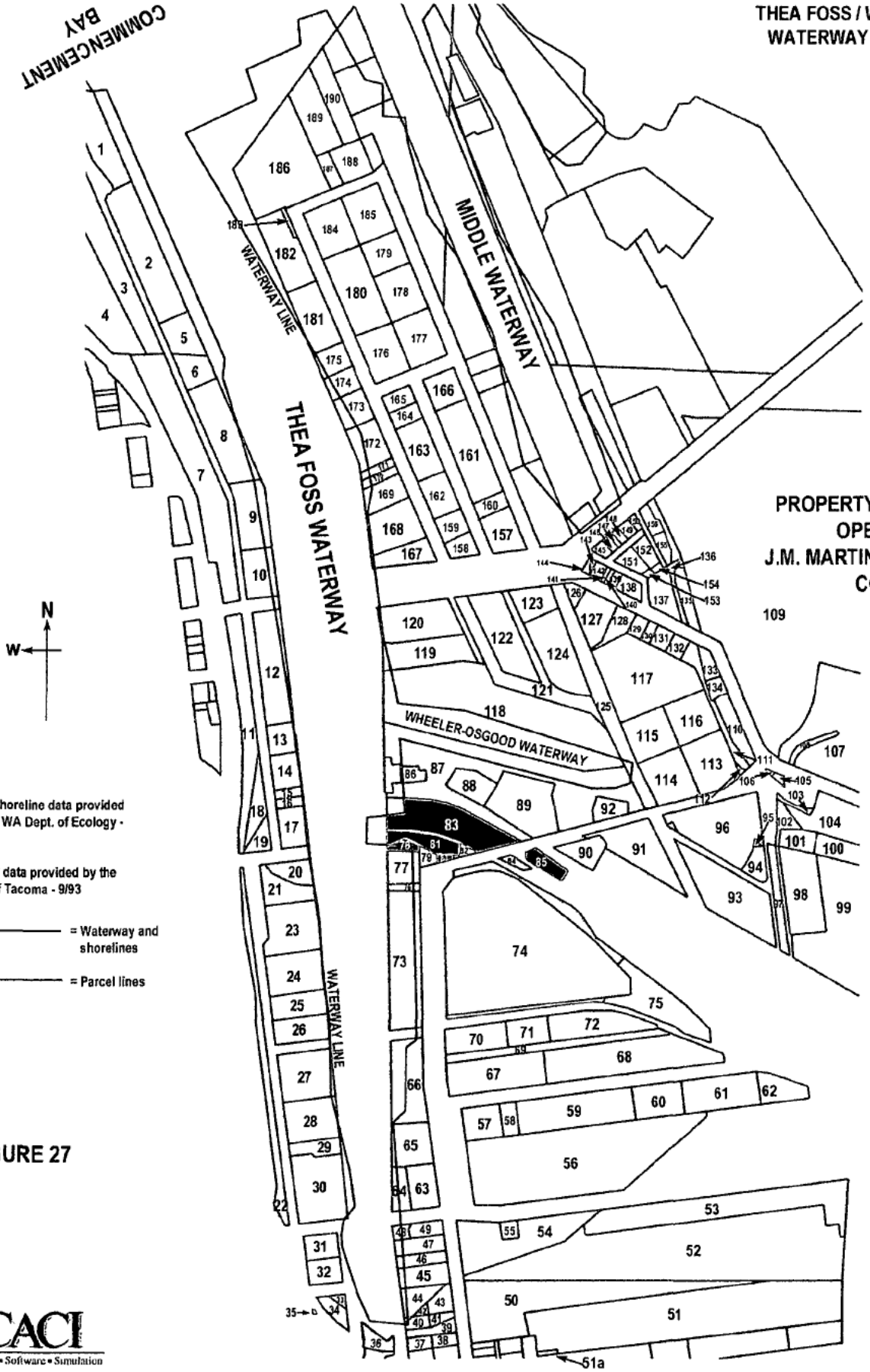
CACI HFINVP7LTR022892: 02/28/92. Stephen A. Burnham, Investco. Letter to Kris Flint, EPA Region 10. Advises that EPA has incorrectly and without legal or factual basis identified a property along the Thea Foss Waterway as the "Investco site." Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP8PLDG070891: 07/08/91. Keith Oberhansly, as Receiver for First Interstate Bank, the Peck Trust, et al. Pleadings in Keith Oberhansly, as Receiver, v. Pacific Trustee, Ltd., Michael Corliss, and Marlyn Bateman. Includes 20-day Summons, Complaint for Judgment on Promissory Note, and Order of Dismissal for Want of Prosecution. Document type: Pleadings. Enforcement quality: Legal and/or enforcement documents.

CACI HFINVP7PLDG070391: 07/01/91. Pacific Trustee, Ltd., Investco Partnership. Pleadings in Pacific Trustee, Ltd., Investco Partnership v. First Interstate, et al. Includes Summons and Complaint, Notices of Appearance, and Order of Dismissal for Want of Prosecution. Document type: Pleadings. Enforcement quality: Legal and/or enforcement documents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




PROPERTY OWNED AND/OR OPERATED BY J.M. MARTINAC SHIPBUILDING COMPANY

DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 27

CACI
Systems • Software • Simulation

**JMMS J.M. Martinac Shipbuilding Corp., continued**

**Party address:**
401 East 15th Street
Tacoma, WA 98421

**Contact persons:**

Joe Martinac, Jr.
401 East 15th Street
Tacoma, WA 98421

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **701 East 15th St.** (85) | | | |
| 5215000906 | Burlington Northern | O | 1864-Present |
| | J.M. Martinac Shipbuilding | T | 1924-Present |
| **401 East 15th St.** (83) | | | |
| 5215000655 | Burlington Northern | O | 1864/1900 - Present |
| | J.M. Martinac Shipbuilding | T | 1929-1935 1938-Present |
| **401 East 15th St.** (80) | | | |
| 8950001680 | J.M. Martinac Shipbuilding | O | 1924-Present |
| **401 East 15th St.** (78) | | | |
| 8950001560 | J.M. Martinac Shipbuilding | O | 1924-Present |

**JMMS J.M. Martinac Shipbuilding Corp., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **401 East 15th St.** (81, 82)[26] | | | |
| 0320041017 | J.M. Martinac Shipbuilding | O | 1924-Present |
| | City of Tacoma | O | 1991-Present |
| | Union Pacific Railroad | O | 1904-1941 |

**Summary of Evidence:**

- Party owns two parcels and leases one parcel which abut the Head of the Thea Foss Waterway.
- Party also owns a parcel which is slightly upland from the waterway, and leases an additional parcel which is upland approximately 800 feet.
- Pathways to the waterway include direct discharge and storm drains which discharge through Outfall Nos. 001, 002, and 003.
- Party has been noted for releases of hazardous materials including paint wastes, copper slag grit, and sand blast material, to the waterway.

Martinac Shipbuilding Corp. (Martinac) is a small shipyard primarily involved in designing and constructing new vessels, although vessel repairs and conversions are occasionally performed. Martinac used wood for construction of vessels prior to 1962, at which point they began using steel and aluminum. The properties owned and leased [with the exception of parcel No. 5215000906] are virtually contiguous and comprise the 6.3 acre shipyard (CACI HFJMMS7RIR041897). Parcel 5215000906 is located east of the shipyard on East 11th Street and is upland approximately 800 feet from the Head of the Thea Foss Waterway.

Burlington Northern Railroad, or its predecessor Northern Pacific Railroad, has owned parcels 5215000655 and 5215000906 since approximately 1864. The larger of the two parcels, 5215000655, which is situated adjacent to the waterway, has either been leased to or owned by Martinac since the mid-1920s. The present ownership of this parcel is unclear: Burlington Northern's 1997 104(e) Response indicates that the parcel is currently owned by the railroad,

[26]Although the City of Tacoma claims ownership of this property and has stated that the Metropolitan Parks District holds title, Pierce County Assessor records indicate that the property is owned by J.M. Martinac Shipbuilding.

**JMMS J.M. Martinac Shipbuilding Corp., continued**

although Washington tax assessor records indicate that Martinac is the current owner. Martinac neither confirmed or denied ownership of the two parcels in its 1997 104(e) Response, although it referred to them as "leased parcels" when it corrected EPA's information as to the actual numbers. Martinac stated that it "owns or leases the properties listed" [on Enclosure B to the 104(e) Request] (CACI HFJMMS7RIR041897).

Martinac has been cited by Ecology for discharging paint wastes and blasting grit from parcel No. 5215000655 to the waterway and storm drains since as early as 1975. In September of 1975, an Ecology Inspector noted in his inspection .eport that Martinac had spilled oil on its dock over the water, and had dumped debris and blasting sand directly into the water. The Inspector also noted on the same Inspection Report that Martinac's paint shop had dumped paint waste directly into the storm drains, and that painting operations were being conducted on a ship while it was docked on the waterway (PTI HFJMMS3IR092575).

In May of 1979, Kevin Folley of the Tacoma Planning Dept. filed an environmental complaint against Martinac for dumping debris through a dock floor board onto the beach, which was visible at low tide (PTI HFJMMS3EC051979). In October of 1990, Ecology responded to a complaint from the City of Tacoma Fire Dept. regarding an oily sheen on the waterway which appeared to be emanating from the Martinac operation at 1501 East D Street (PRC HFJMMS3IM101190). When the Ecology Inspector arrived at the facility, he observed a sandblasting operation on the Ferry Kittitas, which was resulting in the discharge of pollutants including paint chips, paint dust, sand blast grit, and sand blast grit dust to the Thea Foss Waterway. The Inspector obtained a sample of the water in the vicinity of the ferry boat on which Martinac was working at the time. The sample appeared to contain a visible quantity of paint chips and sand blast grit. Martinac has repeatedly been cited by Ecology for violations of its waste discharge permits during the period of its lease with Burlington Northern (PTI HFJMMS3LTR020493). In 1991, Martinac exceeded its discharge limitations for copper and zinc virtually every month of the year. They exceeded their discharge limitations for the same metals during seven months of 1992.

In January of 1993, Ecology conducted an unannounced NPDES Class I Compliance Inspection of the Martinac facilities and noted that the general housekeeping at the site was poor. BMPs identified in the *Martinac Environmental Plan*, Kennedy/Jenks/Chilton, April 1991, were not being implemented. Discharge monitoring data for Outfalls 001, 002, and 003, showed that copper and zinc remained a major concern. The acute bioassay reports indicated that all discharges exhibited high toxicity. Areas of noncompliance noted in January of 1993, in addition to failure to submit timely NPDES permit reports, included failure to sweep up blasting abrasive in the yard and failure to store zinc-coated metals under cover (CACI HFJMMS3LTR031893). In both cases, metals were allowed to leach out when they came in contact with moisture. It was also noted that the containment booms on the catch basins were not being inspected on a regular basis and changed when necessary. During this particular inspection, the booms were saturated and ineffective. Additionally, many of the drums in the hazardous waste storage area were improperly or incompletely labeled, paint drying containers were left outside and allowed to come in contact with precipitation, and storm runoff from waste oil and diesel fuel tanks were being allowed to overflow

**JMMS J.M. Martinac Shipbuilding Corp., continued**

and run into the storm system (CACI HFJMMS3LTR031893).

During a March 11, 1993 NPDES Class I Compliance Inspection, Ecology Inspectors again noted problems which had existed in January of 1993, although improvement was also noted. The main deficiency was the failure to store drums of hazardous waste, waste oils, and diesel fuel under cover. In May of 1993 during another NPDES Compliance Inspection, Ecology again noted improvements in Martinac's yard BMPs, although 5 areas of concern, including failure to store all blast media, waste oil, and diesel fuel under cover, were also noted. Ecology also noted that debris under the bulk storage tanks appeared to be covered with oil, and the Receiving Water Monitoring Report also showed that copper and zinc concentrations continued to exceed Marine Water Quality Standards (CACI HFJMMS3LTR052193).

**Outstanding Issues:**

**Corporate History:**

Martinac Shipbuilding Corp. was incorporated in Washington State on March 3, 1935 (CACI HFJMMS11CAR010196). The registered agent of record is J.S. Martinac and the company is currently owned by J.S. Martinac and Joseph S. Martinac, Jr. (CACI HFJMMS7RIR041897).

**Administrative Actions:**

| Date | Document |
|---|---|
| 4/24/89 | General Notice Letter and 104(e) Request for Information, J.M. Martinac Shipbuilding Corp. - GNL/RFI (PTI HFJMMS1GNL/RFI042489) |
| 1/31/97 | 104(e) Request for Information, J.M. Martinac Shipbuilding Corp. - Follow-up RFI (CACI HFJMMS1RFI013197) |

**Descriptions of Documents Related to J.M. Martinac Shipbuilding Corp.:**

CACI HFJMMS1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to J.M. Martinac Shipbuilding Corp. re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

**JMMS J.M. Martinac Shipbuilding Corp., continued**

CACI HFJMMS7RIR041897: 04/18/97. Joe Martinac, Jr., J.M. Martinac Shipbuilding Corp. Response of J.M. Martinac Shipbuilding to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/WOUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Co. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFJMMS1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Martinac Shipbuilding's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFJMMS7LTR021897: 02/18/97. F. William Lang, Director of Safety and Personnel, J.M. Martinac Shipbuilding. Request for a 90-day extension of time in which to respond to EPA's 104(e) request regarding Martinac's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFJMMS1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding J.M. Martinac's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFJMMS1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFJMMS11CAR010196: 01/01/96. WA Secretary of State. Corporate Record for J.M. Martinac Shipbuilding Corp. Document type: Corporate Annual Report. Enforcement quality: Unknown.

CACI CBECOL3LTR012594: 01/25/94. D. Smith, Ecology. Transmits Ecology's quarterly report for 10/93-12/93 on actions taken to control sources of problem chemicals to contaminated sediments in CB Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFJMMS8PA111593: 11/15/93. K. Henderson, Public Works Dept., City of Tacoma. Exemption from Shoreline Management Act Substantial Development Permit Requirement for Martinac Shipbuilding Corp. Document type: Permit Application. Enforcement quality: Documents from agencies/agents.

CACI HFJMMS3LTR051293: 05/12/93. Sandra Stephens, Ecology. Re NPDES Permit No.

**JMMS J.M. Martinac Shipbuilding Corp., continued**

WA-004028-2, Reconnaissance Inspection. Includes report from 5/13/93 inspection. Notes that housekeeping is improving, but some problems remain. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFJMMS3LTR041293: 04/12/93. Sandra Stephens, Ecology. Re NPDES Permit No. WA-004028-2, Reconnaissance Inspection. Includes reports from 3/11/93 inspection. Notes that housekeeping is improving but problems still exist. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFJMMS3AO092292: 09/22/92. Pollution Control Hearings Board, State of WA. Final Findings of Fact, Conclusions of Law, and Order; PCHB No. 91-46. Document type: Administrative Order. Enforcement quality: Legal and/or enforcement documents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

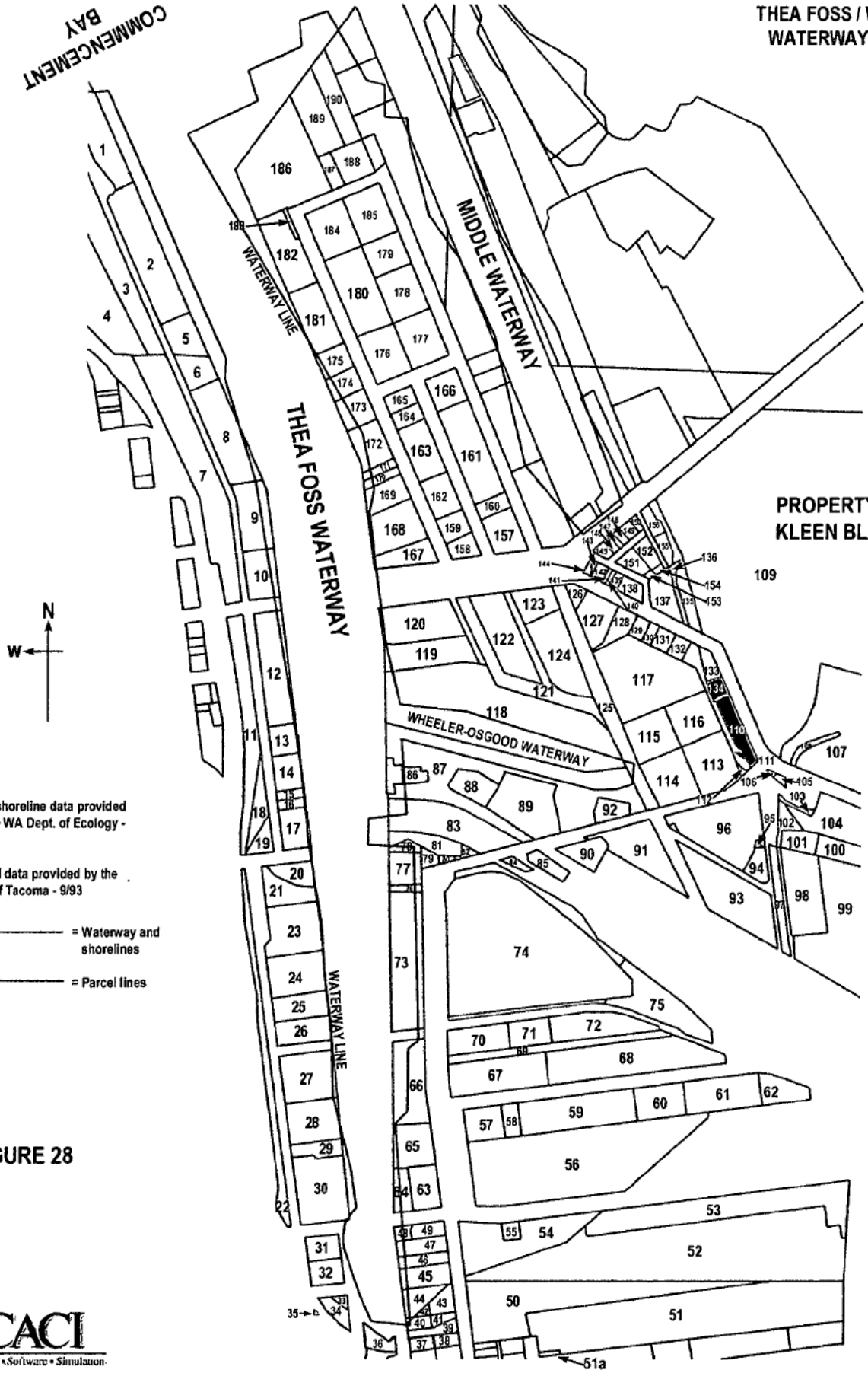
PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

CACI HFJMMS11CAR022888: 02/28/88. WA Secretary of State. Corporate License Renewal/Annual Report for J.M. Martinac Shipbuilding Corp. Document type: Corporate Annual Report. Enforcement quality: Unknown.

PTI HFJMMS3EC051979: 05/19/79. Ecology. Environmental complaint regarding J.M. Martinac Shipbuilding, Inc. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 28

CACI
Systems • Software • Simulation

## KLEB Kleen Blast Abrasives, continued

**Party address:**

1448 St. Paul Ave.
Tacoma, WA 98421

**Contact persons:**

Greg Weyl
c/o Kleen Blast Abrasives
Director of Operations
2400 Old Crow Canyon Road, Suite A2
San Ramon, CA 94583
(510) 831-9800

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1448 St. Paul Ave.** (110, 134) | | | |
| 0320041044<br>0320041045 | Kleen Blast Abrasives | [illegible] | 1988 - Present |
| | CanAm Minerals (f.k.a. Leisure Investment Co. | O | 1983 - Present |
| | Union Pacific Railroad | O | 1971 - 1983 |
| | OR-WA Railroad and Navigation Co. | O | 1906 - 1971 |
| | St. Paul and Tacoma Lumber Co. | T | 1956 - Unk. |
| | WA Northern Railway | O | 1906 - 1906 |
| | St. Paul Lumber Co. | O | 1903 - 1906 |

**Summary of Evidence:**

## KLEB Kleen Blast Abrasives, continued

- Party operates a blasting grit storage and repackaging facility located approximately 700 feet east of the Head of Wheeler-Osgood Waterway.
- Product contains high concentrations of copper and zinc.
- Product has been observed throughout the site and in storm drains on and in the vicinity of the site.
- Storm drains are a pathway to the Wheeler-Osgood Waterway.

Kleen Blast Abrasives (Kleen Blast) has operated a material storage and repackaging facility at 1448 St. Paul Ave. since June of 1983. Kleen Blast is in the business of marketing granular slag sandblasting and roofing material that it imports from Canada. The property on which Kleen Blast operates, parcel No. 0320041044, is owned by Kleen Blast parent company CanAm Minerals, Inc. (CanAm), a California corporation (formerly known as Leisure Investment Co.). The Kleen Blast facility is located northeast and approximately 700 feet upland from the Head of the Wheeler-Osgood Waterway. CanAm also owns parcel No. 0320041045, which is currently vacant and located adjacent to and north of No. 0320041044. The Kleen Blast facility currently houses a material storage building, a packaging/storage/office building, several railroad tank cars used for material storage, and a covered conveyor system for transporting the slag material to and from the storage cars (CACI WOKLEB7RIR041597).

Kleen Blast's 104(e) Response describes it's product and operations as follows: Kleen Blast markets three products, one of which is a granular slag material that is sold under the name *Kleen Blast*; *Kleen Blast* is shipped from a site near Grand Forks, B.C., Canada, and is sold as sandblasting grit; only product is received at the St. Paul Ave. facility; no processing of raw materials occurs onsite; the granular slag is washed and screened at the Canadian source prior to being transported by rail car to the Kleen Blast facility. According to Kleen Blast, the most mobile fraction of the raw material (fines) is washed out prior to shipping. Once received at the Kleen Blast site, the product is transferred via a covered conveyor system from the railroad cars in which it is shipped to private onsite railroad storage cars. The product is transferred from the onsite storage cars to the packaging area in the warehouse by the same conveyor system. Of the product received, approximately 95 percent is *Kleen Blast*; approximately 5 percent is a granular roofing material marketed as *Tru-Grit*. *Tru-Grit* is delivered to the Kleen Blast facility by truck and is shipped in bags. Repackaging of *Tru-Grit* has occurred at the Kleen Blast facility, although not in recent years. It is currently sold in the bags in which it is shipped. Approximately 18,000 tons of *Kleen Blast* material are handled on an annual basis at the Kleen Blast facility on St. Paul Ave., and there are approximately 1,200 tons of stored inventory at the facility at any given time. Approximately 200 tons of *Tru-Grit* are processed through the facility annually and there are typically 50 tons of the stored material at the facility. The *Tru-Grit* roofing granules are shipped to the Tru-Grit facility at 1100 Alexander Ave. where they are stored, processed, and distributed. A third product distributed by Kleen Blast, but only in small quantities, is an Australian Garnet slag used for specialty sandblasting (CACI WOKLEB7RIR041597).

## KLEB Kleen Blast Abrasives, continued

Kleen Blast maintains that the *Kleen Blast* material that it markets, a vitreous slag, has very low concentrations of metals, which are bonded and encapsulated in a glass-like matrix which is very resistant to leaching. They assert that *Kleen Blast* is not toxic, as substantiated by fish bioassay and leaching tests. An analysis of *Kleen Blast* grit performed by Sound Analytical Services and included in Kleen Blast's 104(e) Response indicates that it contained 910 mg/Kg of copper as compared to the CB/NT SQO of 390 mg/Kg. Cadmium was present in *Kleen Blast* at 12 mg/Kg compared to the SQO of 5.1 mg/Kg (CACI WOKLEB7RIR041597). However, in a sample (Sample No. 1) obtained and analyzed by the City of Tacoma in 1986, the results indicated copper concentration of 1,760 mg/Kg, and zinc at 402 mg/Kg (versus SQO limits of 390 and 410 mg/Kg, respectively). In the analysis of a second sample (Sample No. 2), copper was detected at a concentration of 2,280 mg/Kg, and zinc was present at 753 mg/Kg. The zinc concentration in Sample 1 was slightly below the SQO, while in Sample 2, it was approximately 1.8 times the SQO. The copper concentration was approximately 4.51 times the SQO in Sample 1, and 5.8 times the SQO in Sample 2 (CACI WOKLEB5SR122386, CACI WOKLEB5SR122386A). An analysis of *Tru-Grit* performed by Sound Analytical Services in 1991 shows a copper content of 1,000 mg/Kg, roughly two and a half times the SQO. Zinc, at 3,900 mg/Kg, was approximately nine and a half times the SQO. A second analysis done on a Kleen Blast copper slag product called *Black Lustre* on the same day by Sound Analytical indicates identical constituents at the same concentrations noted for the analysis of *Tru-Grit* (CACI WOKLEB7SR110891A).

Kleen Blast was issued a WISHA Violation on January 21, 1992 after an inspection of the site by the Dept. of Labor and Industries (DL & I). The Inspectors found that the belts and pulleys on the Barber-Greene conveyors used to unload the railcars and trucks were not guarded as required by WAC 296-24-2050 through 20533. The WISHA report notes that, in addition to the blasting grit present on the site, there was full force "universal" anti-freeze and coolant containing ethylene glycol onsite, four 55-gallon containers of used oil and petroleum products, and miscellaneous containers of motor oil, transmission fluid, and gasoline (CACI WOKLEB8ICR012192).

In February of 1992, Ecology Inspectors Joyce Mercuri and Marv Coleman visited the Kleen Blast site, where they observed three catch basins, two of which had sediment traps installed. It appears as though the catch basin that is not equipped with a sediment trap was present at the site prior to the arrival of Kleen Blast. The Inspectors noted that there was loose clean grit on the pavement throughout the yard. They were told by Kleen Blast contact David Ketrenos that the pink colored grit residue observed in the yard was the Australian Garnet slag referenced above. The Inspectors were told that fork lifts are pressure-washed with hot water at the back of the property near the main railway line. The area where the washing takes place is a gravel surface and slopes away from the storm drains. Inspector Mercuri advised Ketrenos that discharge of oil and pollutants from washing vehicles is not legal and must cease (CACI WOKLEB3IR021492).
In a March 1993 UBAT Inspection Report of the Kleen Blast site, Inspector Mercuri, who toured the site along with representatives from the City of Tacoma, noted that the site drains to Outfall No. 254, which discharges to Wheeler-Osgood Waterway. She also noted that stormwater carries grit from the ground to the storm drain system. Mercuri noted that the grit was not spent. Subsequent to the initial inspection, Mercuri learned that the source of the material was a copper smelter in Canada. She states in her March 1993 Inspection Report of the Kleen Blast facility that although not classified as a Dangerous Waste, the material was high in copper and zinc content. She also

## KLEB Kleen Blast Abrasives, continued

noted that the pavement at the site was covered with stray grit, in some places up to a few inches thick, and that there were several piles of grit that had been spilled while loading. Kleen Blast VP John Ketrenos (as opposed to Dave Ketrenos) indicated that the paved area is swept occasionally, when there is time (CACI WOKLEB3IR031193). During the inspection the year prior, Dave Ketrenos had indicated that the property was swept approximately once a year (CACI WOKLEB3IR021492). Lastly, the Inspectors noted that oil, lubricants, and other hazardous substances were stored in a covered area in the south building, although the area in which the materials were stored was unbermed. It was recommended that the area be bermed off to prevent spills from draining out of the building and into catch basins (CACI WOKLEB3IR031193).

In the City of Tacoma Industrial Wastewater Pretreatment Program Inspection Report dated March 11, 1993, City Inspectors Mike Kennedy and Debbie Tainer noted that visual checks of the storm drain system both on and off the site confirmed that the slag granules were getting into the storm drains. It was recommended that the storm drain lines be cleaned to remove grit that was present at the time of inspection. It was also proposed that the storm drain lines on the site be tied together and allowed to drain to a single settling basin with an outlet to the City storm system located at the top of the basin. This proposal would allow the granules to accumulate at the bottom of the basin, where they could be cleaned out as required (CACI WOKLEB5IR031193).

Inspectors Troy Naccarato and Paul Tollefson from the City of Tacoma Utility Services Engineering Dept. conducted a NPDES compliance/source control stormwater inspection of the Kleen Blast facility on October 4, 1997. They noted a "fair amount" of black silt (fines) in the outlet pipe of the catch basin near the truck loading area. It was also noted that because of the density of the blast material, fines are more likely to be transferred to the storm sewer, as evidenced by those found in the outlet pipe of the catch basin. On the pavement near the drain, the Inspectors also noticed white latex paint waste. A paint roller cover and latex paint can were found exposed in a garbage tote. It appeared as though paint materials had either been recently washed into the catch basin or rain water coming in contact with the roller carried residue to the catch basin. It was noted in the report that analysis of the *Tru-Grit* has showed that it historically has had higher total metals content, specifically zinc and copper. According to Kleen Blast corporate environmental manager Greg Weyl, total copper in *Kleen Blast* ranges from 700 to 1,500 mg/Kg. Analysis has showed that total copper and zinc concentrations in *Tru-Grit* are 3,900 mg/Kg and 1,000 mg/Kg, respectively (CACI WOKLEB5IR102197, CACI WOKLEB5IR103197).

Kleen Blast undertook a limited soil and groundwater study and a soil gas survey in 1989, the latter of which revealed the presence of volatile hydrocarbons in an area to the north of the former UST pit area. Kleen Blast was granted coverage under the Stormwater Baseline General Permit, effective July 1, 1993 (CACI WOKLEB7RIR041597).

Kleen Blast also retained Bioassay Testing Services of Tacoma to perform bioassays on fish exposed to the *Kleen Blast* #16/30 and *Tru-Grit* heavy grade material. According to the results, there were five out of 30 trout mortalities in the group exposed to 1,000 ppm of the *Tru-Grit* heavy grade, and one out of 30 mortalities in the group exposed to 1,000 ppm of the *Kleen Blast* #16/30 (CACI WOKLEB7RIR041597).

## KLEB Kleen Blast Abrasives, continued

Kleen Blast states in its 1997 104(e) Response that no pathway to the Wheeler-Osgood Waterway existed from their facility prior to October 1989, when the catch basins on the site were installed. The catch basins are currently connected to the City of Tacoma storm sewer system and discharge to the Head of Wheeler-Osgood Waterway through Outfall No. 254 (CACI WOKLEB7RIR041597).

**Outstanding Issues:**

**Corporate History:**

CanAm Minerals, Inc., formerly known as Leisure Investment, Inc., is a California corporation registered to do business in Washington as Kleen Blast Abrasives. Leisure Investments, Inc. changed its name to CanAm Minerals, Inc. in 1996.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Information Request for Information, Kleen Blast - GNL/RFI (CACI WOKLEB1GNL/RFI013197) |
| 7/01/93 | Stormwater Baseline General Permit No. SO3-001545, Leisure Investment Co. d.b.a. Kleen Blast - SGP (No copy in file) |

**Descriptions of Documents Related to Kleen Blast:**

CACI WOKLEB5IR103197: 10/31/97. Troy Naccarato, City of Tacoma Public Works Dept. Update to the 10/21/97 Source Control Stormwater Inspection Report for Kleen Blast site. Incorporates corrections and clarification re certain facts noted in the 10/21/ Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5LTR102297: 10/22/97. Troy Naccarato, City of Tacoma Public Works Dept. Transmits 10/21/97 Source Control Stormwater Inspection Report's for Kleen Blast site. MSDS for Kleen Blast vitreous slag, and TCLP and ICP results are included. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5IR102197: 10/21/97. Troy Naccarato, City of Tacoma Public Works Dept. Source Control Stormwater Inspection Report's for Kleen Blast site. Of primary concern is keeping paved areas clean and storm drains free of blast material. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**KLEB Kleen Blast Abrasives, continued**

CACI WOKLEB7LTR091597: 09/15/97. Greg Weyl, Director of Operations, Kleen Blast. Requests the opportunity for Kleen Blast to meet with EPA after the 9/97 meeting with PRPs. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1LTR082597: 08/25/97. Christine Psyk, Superfund Project Manager, EPA Region 10. Articulates the basis for EPA naming Kleen Blast as a PRP for the Thea Foss and Wheeler-Osgood Waterways at the CB/NT site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR080597: 08/05/97. Greg Weyl, Director of Operations, Kleen Blast. Requests all detailed comments and summaries concerning the 104(e) response that Kleen Blast submitted which substantiate EPA's decision to retain Kleen Blast in the GNL Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Kleen Blast's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOLEII1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered Leisure Investment's (CanAm Minerals') status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7RIR041597: 04/15/97. Greg Weyl, Director of Operations, Kleen Blast. Response of Kleen Blast to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7LTR031997: 03/19/97. Greg Weyl, Director of Operations, Kleen Blast. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Kleen Blast's activities near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7LTR031797: 03/17/97. Greg Weyl, Director of Operations, Kleen Blast. Request to Ken Marcy to provide information as to what hazardous substance EPA believes Kleen Blast released from its facility at 1448 St. Paul Ave. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Kleen Blast's letter requesting an extension of time in which to respond to EPA's 104(e) request for information.
Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR020797: 02/07/97. Greg Weyl, Director of Operations, Kleen Blast. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Kleen Blast

**KLEB Kleen Blast Abrasives, continued**

and Leisure Investments' activities near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Kleen Blast Abrasives. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI WOLEII1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Leisure Investment Co. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR011497: 01/14/97. Greg Weyl, Director of Operations, Kleen Blast. Articulates clarifications re the operations of the Kleen Blast facility and its use of copper slag as blast media. Includes attached summary report and analyses of Black Lustre and Tru-Grit copper slag. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB8CR120696: 12/06/96. PHR Environmental Consultants, Inc. Summary Report on Kleen Blast. Notes that analysis in 1993 of party's product revealed the presence of arsenic, copper, lead, mercury, silver, and zinc. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB8CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Kleen Blast. Potential contaminants noted include PAHs and metals. Slag granules in storm drains and TPH contamination in groundwater are also noted. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7MEMO031495: 03/14/95. Stan P. Palmquist, Sound Analytical Services. Transmits report on analysis of solid material received 3/14/95 from Kleen Blast. All metals tested for were non-detects except barium (.029 mg/L), copper (.65 mg/L), and zinc (.07 mg/L). Document type: Memorandum. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOKLEB5LTR081193: 08/11/93. Michael Price, Public Works Dept., City of Tacoma. Letter regarding follow-up inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB8CR080293: 08/02/93. John Ketrenos, Kleen Blast. Transmits reports on analysis of copper slag (Tru-Grit #35/Black Lustre) and 96-h LC50 seawater stickleback bioassay results. Results for Cu, Zn, and Cr are below those normally toxic to fish. Document type:

**KLEB Kleen Blast Abrasives, continued**

Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOKLEB5LTR071293: 07/12/93. Michael Price, Public Works Dept., City of Tacoma. Letter regarding inspection report. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC WOKLEB5IR063093: 06/30/93. Tainer, Naccarato, City of Tacoma Inspectors. Inspection report for Kleen Blast Abrasives, Inc. Stormwater runoff to Wheeler-Osgood waterway documented. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB8LTR050593: 05/05/93. Christopher Getchell, Bioassay Testing Services. Transmits bioassay results on samples of Kleen Blast #16/30 raw and Tru-Grit heavy grade grit. Results indicate that material is unclassified (as far as bioassays are concerned). Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB5LTR031593: 03/15/93. Michael Price, City of Tacoma, Public Works Dept. Transmits copy of 3/11/93 Industrial Wastewater Pretreatment Program Inspection Report. Notes that use of BMPs is essential, especially sweeping of yard and storm drain clean out. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB3IR031193: 03/11/93. Joyce Mercuri, Ecology. UBAT Inspection Report for Kleen Blast site. Notes that paved site is covered with stray grit and intermittent piles of same. The grit, while not classified as DW, has high Cu and Zn content. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5IR031193: 03/11/93. Debbie Tainer, Mike Kennedy, City of Tacoma Industrial Wastewater Pretreatment Program. Inspection Report re Kleen Blast site at 1448 St. Paul Ave. Notes that sand blast granules have migrated to catch basins and storm drains. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB3IR021492: 02/14/92. Joyce Mercuri, Ecology. UBAT Inspection Report re Kleen Blast site. Notes that sand blast grit residues were found throughout the paved yard area, which is swept yearly. Also notes onsite washing of fork lifts. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7SR110891: 11/08/91. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast copper slag (Black Lustre). Copper was detected at 1,000 mg/Kg; zinc detected at 3,900 mg/Kg. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7SR110891A: 11/08/91. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast copper slag (Tru-Grit). Copper was detected at 1,000 mg/Kg; zinc detected at 3,900 mg/Kg. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

**KLEB Kleen Blast Abrasives, continued**

supplied by PRPs/agents.

CACI WOKLEB7SR110891A: 11/08/91. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast copper slag (Tru-Grit). Copper was detected at 1,000 mg/Kg; zinc detected at 3,900 mg/Kg. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7SR110790: 11/07/90. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast sand blast material. Copper, at 0.3 mg/L, is the only metal detected. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB5CL032789: 03/27/89. Unknown, City of Tacoma. Complaint log for Kleen Blast site at 1448 St. Paul Ave. Addresses removal of oil and gas USTs and resulting cleanup discussions. Document type: Complaint Log. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5SR122386: 12/23/86. Christopher Getchell, Wastewater Lab Supervisor, City of Tacoma. Results of heavy metal analysis for "clean" blasting sand Sample No. 1, Kleen Blast. Notes exceedance of SQO for copper (1,760 mg/Kg). No other exceedances noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5SR122386A: 12/23/86. Christopher Getchell, Wastewater Lab Supervisor, City of Tacoma. Results of heavy metal analysis for "clean" blasting sand Sample No. 2, Kleen Blast. Notes exceedances of SQO for copper (2,280 mg/Kg) and zinc (752 mg/Kg). Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

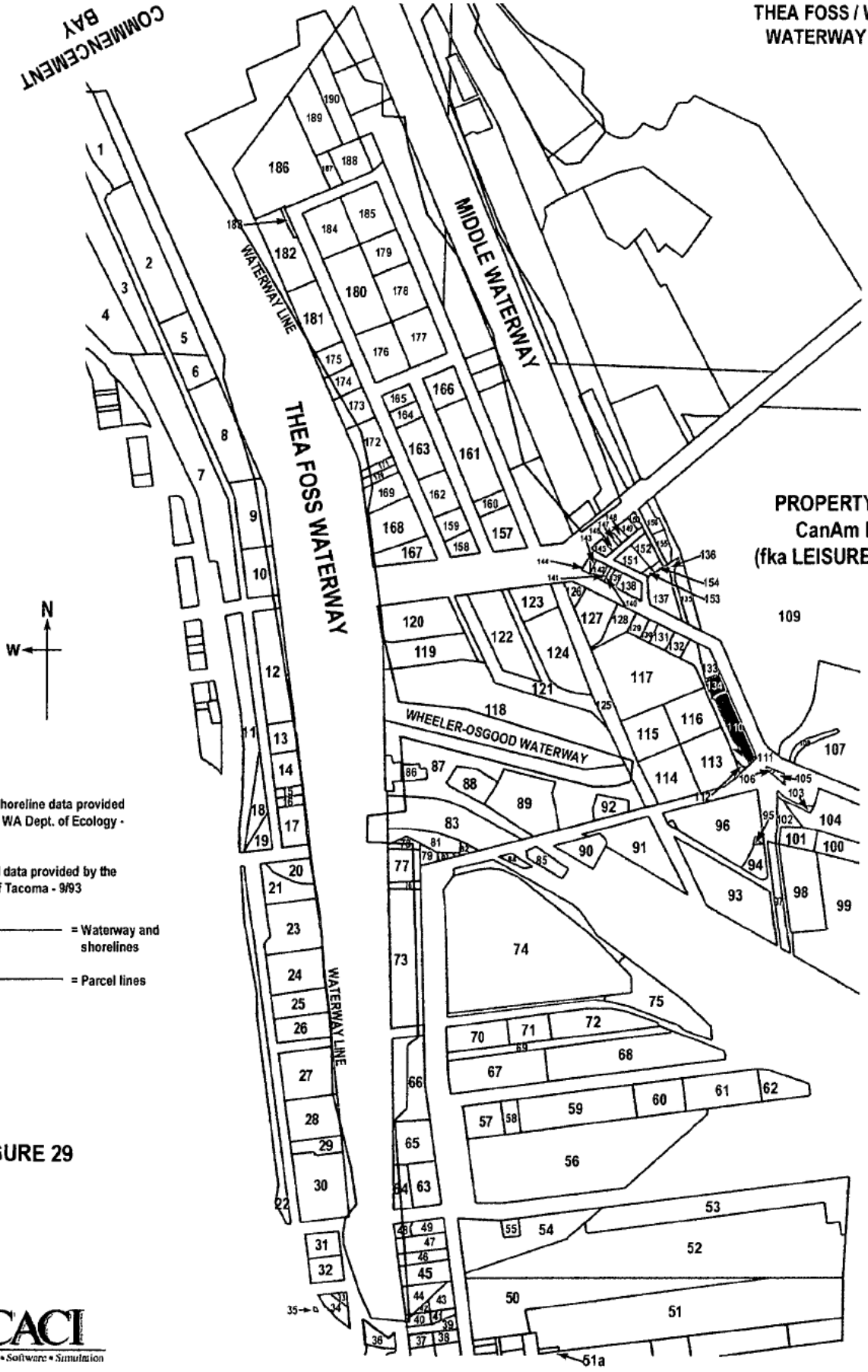



FIGURE 29

CACI
Systems • Software • Simulation

**LEII CanAm Minerals**
**(f.k.a. Leisure Investment, Inc.), continued**

**Party address:**
1448 St. Paul Ave.
Tacoma, WA 98421

**Contact persons:**

Greg Weyl
c/o CanAm Minerals, Inc.
2400 Old Crow Canyon Road, Suite A2
San Ramon, CA 94583
(510) 831-9800

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1448 St. Paul Ave.** (134, 133) | | | |
| 0320041044<br>0320041045 | Kleen Blast Abrasives | T | 1983 - Present |
| | [redacted] | [redacted] | [redacted] |
| | Union Pacific Railroad | O | 1971 - 1983 |
| | OR-WA Railroad and Navigation Co. | O | 1906 - 1971 |
| | St. Paul and Tacoma Lumber Co. | T | 1956 - Unk. |
| | WA Northern Railway | O | 1906 - 1906 |
| | St. Paul Lumber Co. | O | 1903 - 1906 |

## LEII CanAm Minerals (f.k.a. Leisure Investment, Inc.), continued

**Summary of Evidence:**

- Party's subsidiary operates a blasting grit storage and repackaging facility located approximately 700 feet east of the Head of Wheeler-Osgood Waterway.
- Product handled by party's subsidiary contains high concentrations of copper and zinc.
- Product has been observed throughout the site and in storm drains on and in the vicinity of the site.
- Storm drains are a pathway to the waterway.

[See narrative for Kleen Blast Abrasives for information on releases and operations issues.]

CanAm Minerals, Inc. (CanAm), formerly known as Leisure Investment, Inc. (Leisure Investment), is a California corporation registered to do business in Washington as Kleen Blast Abrasives (Kleen Blast). CanAm owns the property on which Kleen Blast operates at 1448 St. Paul Ave., Tacoma, WA, parcel Nos. 0320041044 and 0320041045. Parcel No. 0320041044 is the parcel that is actually used for the Kleen Blast operation; parcel No. 0320041045 is and has been vacant since June of 1983 when Leisure Investment purchased both parcels from Union Pacific Railroad. In addition to Kleen Blast, CanAm also does business in Washington as Tru-Grit, an affiliate company that stores, processes, and distributes roofing granules. The Tru-Grit facility is located at 1110 Alexander Ave. in Tacoma, WA (CACI WOKLEB7RIR041597).

CanAm/Leisure Investment, d.b.a. Kleen Blast, has operated a material storage and repackaging facility at 1448 St. Paul Ave. since June of 1983. Kleen Blast is in the business of marketing granular slag sandblasting and roofing material that it imports from Canada. The Kleen Blast facility currently houses a material storage building, a packaging/storage/office building, several railroad tank cars used for material storage, and a covered conveyor system for transporting the slag material to and from the storage cars (CACI WOKLEB7RIR041597).

CanAm/Leisure Investment, d.b.a. Kleen Blast, markets three products, two of which are shipped from a site near Grand Forks, B.C., Canada. One product, marketed under the name *Kleen Blast*, is sold as sandblasting grit. The second product, marketed under the name *Tru-Grit*, is sold as roofing granules through CanAm's Tru-Grit affiliate. It is also sold through the Kleen Blast facility and is regularly unloaded and stored at the 1448 St. Paul location. Of the product received at the St. Paul location, approximately 95 percent is *Kleen Blast*; approximately 5 percent is *Tru-Grit*. The *Tru-Grit* roofing granules are shipped to the Tru-Grit facility on 1100 Alexander Ave. where they are stored, processed, and distributed. A third product distributed by CanAm/Leisure Investment d.b.a. Kleen Blast, but only in small quantities, is an Australian Garnet slag used for specialty sandblasting (CACI WOKLEB7RIR041597).

[See narrative for Kleen Blast Abrasives for description of operations and releases.]

## LEII CanAm Minerals (f.k.a. Leisure Investment, Inc.), continued

**Outstanding Issues:**

**Corporate History:**

CanAm Minerals (f.k.a. Leisure Investment, Inc.) is a California corporation registered to do business in Washington as Kleen Blast Abrasives and Tru-Grit. Leisure Investments, Inc. changed its name to CanAm Minerals, Inc. in 1996. The current directors and officers of CanAm Minerals are Barbara Spurgeon (President and Board Member), Tim Spurgeon (VP and Board Member), Ken Grand (VP and Board Member), Dave Spurgeon (Board Member and former President), Larry Hill (Board Member), and John Ketrenos (VP).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Information Request for Information, Leisure Investment, Inc. - GNL/RFI (CACI WOLEII1GNL/RFI013197) |
| 7/01/93 | Stormwater Baseline General Permit No. SO3-001545, Leisure Investment Co. d.b.a. Kleen Blast - SGP (No copy in file) |

**Descriptions of Documents Related to Leisure Investment, Inc.:**

CACI WOKLEB5IR103197: 10/31/97. Troy Naccarato, City of Tacoma Public Works Dept. Update to the 10/21/97 Source Control Stormwater Inspection Report for Kleen Blast site. Incorporates corrections and clarification re certain facts noted in the 10/21/ Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5LTR102297: 10/22/97. Troy Naccarato, City of Tacoma Public Works Dept. Transmits 10/21/97 Source Control Stormwater Inspection Report for Kleen Blast site. MSDS for Kleen Blast vitreous slag, and TCLP and ICP results are included. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5IR102197: 10/21/97. Troy Naccarato, City of Tacoma Public Works Dept. Source Control Stormwater Inspection Report for Kleen Blast site. Of primary concern is keeping paved areas clean and storm drains free of blast material. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR091597: 09/15/97. Greg Weyl, Director of Operations, Kleen Blast.

**LEII CanAm Minerals**
**(f.k.a. Leisure Investment, Inc.), continued**

Requests the opportunity for Kleen Blast to meet with EPA after the 9/97 meeting with PRPs. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1LTR082597: 08/25/97. Christine Psyk, Superfund Project Manager, EPA Region 10. Articulates the basis for EPA naming Kleen Blast as a PRP for the Thea Foss and Wheeler-Osgood Waterways at the CB/NT site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR080597: 08/05/97. Greg Weyl, Director of Operations, Kleen Blast. Requests all detailed comments and summaries concerning the 104(e) response that Kleen Blast submitted which substantiate EPA's decision to retain Kleen Blast in the GNL Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Kleen Blast's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOLEII1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered Leisure Investment's (CanAm Minerals') status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7RIR041597: 04/15/97. Greg Weyl, Director of Operations, Kleen Blast. Response of Kleen Blast to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7LTR031997: 03/19/97. Greg Weyl, Director of Operations, Kleen Blast. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Kleen Blast's activities near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7LTR031797: 03/17/97. Greg Weyl, Director of Operations, Kleen Blast. Request to Ken Marcy to provide information as to what hazardous substance EPA believes Kleen Blast released from its facility at 1448 St. Paul Ave. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Kleen Blast's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR020797: 02/07/97. Greg Weyl, Director of Operations, Kleen Blast. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Kleen Blast

**LEII CanAm Minerals**
**(f.k.a. Leisure Investment, Inc.), continued**

and Leisure Investments' activities near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Kleen Blast Abrasives. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI WOLEII1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Leisure Investment Co. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7LTR011497: 01/14/97. Greg Weyl, Director of Operations, Kleen Blast. Articulates clarifications re the operations of the Kleen Blast facility and its use of copper slag as blast media. Includes attached summary report and analyses of Black Lustre and Tru-Grit copper slag. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB8CR120696: 12/06/96. PHR Environmental Consultants, Inc. Summary Report on Kleen Blast. Notes that analysis in 1993 of party's product revealed the presence of arsenic, copper, lead, mercury, silver, and zinc. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB8CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Kleen Blast. Potential contaminants noted include PAHs and metals. Slag granules in storm drains and TPH contamination in groundwater are also noted. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7MEMO031495: 03/14/95. Stan P. Palmquist, Sound Analytical Services. Transmits report on analysis of solid material received 3/14/95 from Kleen Blast. All metals tested for were non-detects except barium (.029 mg/L), copper (.65 mg/L), and zinc (.07 mg/L). Document type: Memorandum. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOKLEB5LTR081193: 08/11/93. Michael Price, Public Works Dept., City of Tacoma. Letter regarding follow-up inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB8CR080293: 08/02/93. John Ketrenos, Kleen Blast. Transmits reports on analysis of copper slag (Tru-Grit #35/Black Lustre) and 96-h LC50 seawater stickleback bioassay results. Results for Cu, Zn, and Cr are below those normally toxic to fish. Document type:

**LEII CanAm Minerals**
**(f.k.a. Leisure Investment, Inc.), continued**

Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOKLEB5LTR071293: 07/12/93. Michael Price, Public Works Dept., City of Tacoma. Letter regarding inspection report. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC WOKLEB5IR063093: 06/30/93. Tainer, Naccarato, City of Tacoma Inspectors. Inspection report for Kleen Blast Abrasives, Inc. Stormwater runoff to Wheeler-Osgood Waterway documented. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB8LTR050593: 05/05/93. Christopher Getchell, Bioassay Testing Services. Transmits bioassay results on samples of Kleen Blast #16/30 raw and Tru-Grit heavy grade grit. Results indicate that material is unclassified (as far as bioassays are concerned). Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB5LTR031593: 03/15/93. Michael Price, City of Tacoma, Public Works Dept. Transmits copy of 3/11/93 Industrial Wastewater Pretreatment Program Inspection Report. Notes that use of BMPs is essential, especially sweeping of yard and storm drain clean out. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB3IR031193: 03/11/93. Joyce Mercuri, Ecology. UBAT Inspection Report for Kleen Blast site. Notes that paved site is covered with stray grit and intermittent piles of same. The grit, while not classified as DW, has high Cu and Zn content. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5IR031193: 03/11/93. Debbie Tainer, Mike Kennedy, City of Tacoma Industrial Wastewater Pretreatment Program. Inspection Report re Kleen Blast site at 1448 St. Paul Ave. Notes that sand blast granules have migrated to catch basins and storm drains. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB3IR021492: 02/14/92. Joyce Mercuri, Ecology. UBAT Inspection Report re Kleen Blast site. Notes that sand blast grit residues were found throughout the paved yard area, which is swept yearly. Also notes onsite washing of fork lifts. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB7SR110891: 11/08/91. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast copper slag (Black Lustre). Copper was detected at 1,000 mg/Kg; zinc detected at 3,900 mg/Kg. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB7SR110891A: 11/08/91. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast copper slag (Tru-Grit). Copper was detected at 1,000 mg/Kg; zinc detected at 3,900 mg/Kg. Document type: Sampling results. Enforcement quality: Documents

**LEII CanAm Minerals**
**(f.k.a. Leisure Investment, Inc.), continued**

CACI WOKLEB7SR110891A: 11/08/91. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast copper slag (Tru-Grit). Copper was detected at 1,000 mg/Kg; zinc detected at 3,900 mg/Kg. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

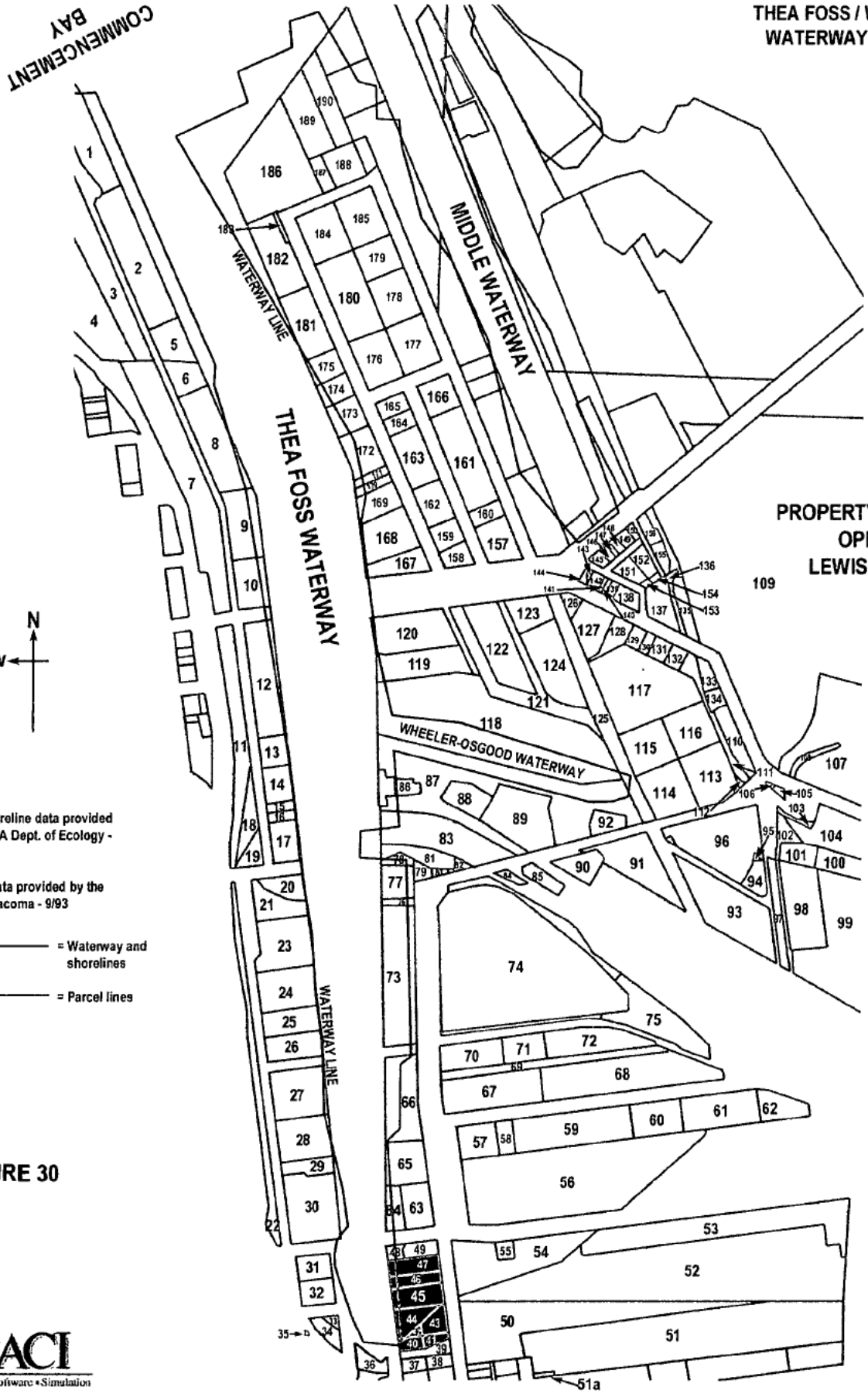
CACI WOKLEB7SR110790: 11/07/90. Stan P. Palmquist, Sound Analytical Services. Report on analysis of Kleen Blast sand blast material. Copper, at 0.3 mg/L, is the only metal detected. Document type: Sampling results. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOKLEB5CL032789: 03/27/89. Unknown, City of Tacoma. Complaint log for Kleen Blast site at 1448 St. Paul Ave. Addresses removal of oil and gas USTs and resulting cleanup discussions. Document type: Complaint Log. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5SR122386: 12/23/86. Christopher Getchell, Wastewater Lab Supervisor, City of Tacoma. Results of heavy metal analysis for "clean" blasting sand Sample No. 1, Kleen Blast. Notes exceedance of SQO for copper (1,760 mg/Kg). No other exceedances noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI WOKLEB5SR122386A: 12/23/86. Christopher Getchell, Wastewater Lab Supervisor, City of Tacoma. Results of heavy metal analysis for "clean" blasting s and Sample No. 2, Kleen Blast. Notes exceedances of SQO for copper (2,280 mg/Kg) and zinc (752 mg/Kg). Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




PROPERTY OWNED AND/OR OPERATED BY LEWIS R. JONES, SR.

DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 30

CACI
Systems • Software • Simulation

## LEWR Lewis R. Jones, continued

**Party address:**
2130, 2100, 2200 East D Street
Tacoma, WA

**Contact persons:**
Lewis R. Jones, Sr.
(b) (6)
(b) (6)
(b) (6)

**PRP Status:** D

**Parcels Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **2130 East D Street** (47, 46, 45) | | | |
| 8950001760<br>8950001770<br>8950001780<br>(L 10-12, Bl 55) | J.L.J. Company, Inc. | O | 1995 - Present |
| | Lewis R. Jones, Sr. | O | 1967 - 1995 |
| | Standard Plywood Sales Company | O | Unk. - 1967 |
| | American Plating Co., Inc. | T | 1976 - 1986 |
| | Puget Sound Plating | T | 1955 - 1976 |
| | Seymour Electro Plating | T | 1955 - 1970 |
| **2130 East D Street** (45, 44, 43, 40) | | | |
| 8950001780<br>(L 13-14, Bl 55)<br>8950001790<br>2071200020<br>8950061800 | J.B. Jones Company, L.L.C. | O | 1996 - Present |
| | Lewis R. Jones, Sr. | O | 1967 - 1996 |
| | Berg Scaffolding and Equipment Co. | T | 1969 - Present |
| | Standard Plywood Sales Company | O | Unk. - 1967 |

## LEWR Lewis R. Jones, continued

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| | Glacier Park Corporation (Burlington Resources) | O | 1952 - Unk. |
| **2110 East D Street** (41) | | | |
| 2071200031 | J.B. Jones, Co., L.L.C. | O | 1996 - Present |
| | Lewis R. Jones, Sr. | O | Unk. - 1996 |
| | Berg Equipment and Scaffolding Co. | T | 1969 - Present |
| | Standard Plywood Sales Company | O | Unk. - 1967 |
| | Glacier Park Corporation (Burlington Resources) | O | 1952 - Unk. |
| **2200 East D Street** (42, 40) | | | |
| 2071190020<br>2071190031 | J.B. Jones, Co., L.L.C. | O | 1996 - Present |
| | Lewis R. Jones, Sr. | O | Unk. - 1996 |
| | Berg Scaffolding and Equipment Co. | T | 1969 - Present |
| | Standard Plywood Sales Company | O | Unk. - 1967 |
| | Glacier Park Corporation (Burlington Resources) | O | 1952 - Unk. |

**Summary of Evidence:**

2130 East D Street

- Party owned property abutting the head of the Thea Foss Waterway, where tenants operated metal plating shops.
- Problem chemical metals were released to the waterway via direct wastewater discharge related to tenant operations, spills, and possibly from tidal flooding of on-site soils.

Mr. Lewis R. Jones and his wife, Joan B. Jones, purchased this property, which abuts the head of

**LEWR Lewis R. Jones, continued**

the Thea Foss Waterway, in approximately 1967. The Jones purchased the property from Standard Plywood Sales Co. (Standard Plywood). They believe that the property was undeveloped until the World War II era, at which point the property was purchased by the Tacoma Boat Building Co. The property was then sold in 1952 to the Glacier Park Corporation (Burlington Resources). It is not known what use was made of the property during Glacier Park's ownership, although it is known that a plating company operated on this parcel from 1955 to 1970. At some point subsequent to 1952, Glacier Park sold the property to Standard Plywood, who owned the property until the sale to the Jones in 1967 (CACI HFLEWR7RIR031397).

From approximately 1955 until 1986, American Plating Co., Puget Sound Plating Co., and Seymour Electro Plating Co. (Seymour), operated galvanizing and plating operations on the property. It appears that Jones leased the property to all three companies. A portion of Enclosure B to the Jones' 1997 104(e) Response is an assignment to Seymour by Standard Plywood of its interests in a lease dated June 9, 1961, which suggests that Seymour was conducting operations on the site prior to the Jones' ownership. The Jones believe that the plating operations conducted on the northernmost parcels of their property (Parcel Nos. 8950001760, -1779, and -1880) involved zinc, copper, nickel, chromium, and cadmium plating operations and that during this period, various spills of plating materials occurred. Two vacant buildings currently remain on the property. Enclosure G, Figure 4 to the Jones' 1997 104(e) Response depicts the presence of a buried fuel tank near MW-1, a large sump in Building No. 1, a sump and chemical storage area in Building No. 2, and a former discharge line near MW-12. The Jones believe that the sump in Building No. 1 was used as part of a waste water treatment system in which the sump was discharged into a treatment plant which was located outside Building No. 1. They believe that the effluent from the system was discharged into the City's sanitary sewer system. The Jones believe that a pipe from the northeast corner of Building No. 2 was used to pump materials from that building to the large sump, and that the discharge line from the large sump was sealed in 1974. A buried fuel tank was also located east of Building No. 1, although its present status is not known (PRC HFLEWR7RIR032593, CACI HFLEWR7RIR031397).

The Jones stated in their 1997 104(e) Response that the presence of heavy metals, including cadmium, copper, lead, zinc, and nickel have been detected at the site in soils and groundwater. They noted that cadmium has been detected at high concentrations in surface soils in the northeast corner of the site and in the groundwater adjacent to MW-12 in the northwest portion of the site. Mr. Lewis Jones, Sr. undertook initial stabilization measures pursuant to a Consent Order with the Washington Dept. of Ecology (Ecology) dated November 20, 1986. In September of 1987, Jones undertook a remedial investigation of the site pursuant to Ecology Consent Order DE87-5178, and on February 9, 1989, EPA entered into Consent Agreement and Final Order No. 1087-09-073008 with Jones which in part required the preparation and implementation of a RCRA closure plan. Ecology has assumed lead for the control of the property pursuant to MTCA (CACI HFLEWR7RIR031397).

Waste metal plating solutions, rinse water, and sludges containing metals and cyanide were the primary sources of problem chemicals at the plating shops operating on the Jones property. Three pathways for releases of problem chemicals to the waterway are documented. First, until 1978, the plating shops discharged plating wastewater directly to the waterway through an outfall. On

**LEWR Lewis R. Jones, continued**

December 21, 1978, a new NPDES permit was issued by Ecology to American Plating authorizing discharge of wastewater to the Tacoma municipal sanitary sewer system. The permit established chromium, nickel, and zinc daily maximum allowable concentrations at 1.0 mg/L, and copper and cadmium concentrations at 0.5 mg/L. Cyanides and acids were also discharged to the municipal treatment plant by American Plating. Monitoring of the company's wastewater by the Tacoma Sewer Utility and Ecology revealed consistent violations of the permit limit standards throughout American Plating's period of operation. In addition, inspections of the facility by Ecology revealed numerous spill events and instances if intentional effluent drainage to City Waterway during process sewer down time (PRC HFLEWR7RIR032593).

The second pathway documented at the site is flooding of soils that contain problem chemical metals and cyanide. Soil investigations conducted in 1989 detected that chromium, cadmium, lead, and zinc above background levels in soils at the property. The highest concentrations were detected in soil in the vicinity of an area on the property where storm water runoff ponded before percolating into the soil. This area reportedly has been flooded by high storm tides in the past, and Ecology believes that flooding of soils is a possible source of releases at the property (PRC HFLEWR3IR010893).

The third pathway documented at the site is groundwater seeps that discharge from the waterway bank. Groundwater investigations conducted in 1989 detected cadmium, cyanide, and chlorinated organic compounds above MCLs in on-site wells (the organic compounds were also detected in upgradient wells) (PRC HFLEWR7RIR032593). Because the concentrations were relatively low, however, Ecology indicates that groundwater is not likely a significant pathway for ongoing releases to the waterway (PRC HFLEWR3IR010893).

Jones undertook initial site stabilization measures in 1986 at the former American Plating site pursuant to a Consent Order with Ecology (CACI HFAMEP3CO092387). He also performed a Remedial Investigation and groundwater monitoring for the purpose of identifying areas and levels of contamination in 1987 per a second Consent Order with Ecology (CACI HFAMEP3CO092387). In 1989, EPA entered into a Consent Agreement and Final Order with Jones which required, in part, the preparation of a RCRA closure plan (CACI HFAMEP1CO020988). Jones conducted an additional investigation of the conditions of the former American Plating site in 1994 that resulted in a report entitled *Supplemental Groundwater Investigation of the American Plating Co. Facility* (AGI, Inc., August, 1988) (CACI HFAMEP7TR021194). This groundwater investigation was undertaken in cooperation with EPA and in connection with the establishment of the RCRA closure plan. Jones is aware of at least four other studies of the property, including: Roy F. Weston, Inc. Site Assessment (March, 1986); Jacobs Engineering Group, Inc. Comprehensive Groundwater Monitoring Evaluation (August 1989); Puget Sound Source Ranking System Report (December, 1978); Preliminary Hazardous Waste Site Investigation Report, JRB Associates (September, 1984) (CACI HFLEWR7RIR031397).

Ecology considered the Lewis R. Jones/American Plating East D St. property to be a probable (List 2) source of contamination to the Head of the Thea Foss Waterway as of the date of the Milestone 1 Report to the Head of the Thea Foss Waterway. It was noted in the Milestone 1 Report, however, that the site was listed as a major source to the waterway in the CB/NT ROD. Ecology

## LEWR Lewis R. Jones, continued

noted in the Milestone 1 that actions undertaken in 1986 under CERCLA appear sufficient to have prevented the release of problem chemicals to the Thea Foss Waterway. EPA is conducting follow-up work under RCRA (PRC HFMILESTONE1070193).

**Additional Information:**

2110, 2200 East D Street

- Party owns property abutting the Head of the Thea Foss Waterway where lessee scaffolding supply company operates.
- No releases of problem chemicals to the waterway are documented for this property.

Mr. Jones has leased the parcels that he owns at 2110 and 2200 East D St. to the Berg Equipment and Scaffolding Co., Inc. (Berg) since 1969. Berg supplies, maintains, and sets up construction scaffolding for off-site uses. During a 1992 UBAT inspection, Ecology observed rinse water from forklift washing being discharged into a catchbasin on the property. Ecology did not document whether the catch basins at the property discharge to the Thea Foss Waterway (PRC HFBERS3IR011492). Berg does not generate any industrial wastewater (PRC HFBERS5US032383).

Berg generates waste oil, solvents, and paints in its business operations. Although Ecology noted oily residues on the gravel near the waste oil tank, no releases of this or other problem chemicals to the waterway are documented (PRC HFBERS3IR011492).

Ecology did not list Berg as a source of contaminants for the Head of the Thea Foss Waterway (PRC HFMILESTONE1070193).

**Outstanding Issues:**

Neither of the current owners of the properties formerly owned by Lewis R. Jones, Sr. (J.L.J Company, Inc. or J.B. Jones Company, L.L.C.) have received a general notice letter from EPA regarding response costs at the Commencement Bay Superfund Site.

**Corporate History:**

Information in the party file associates Mr. Jones with several different business entities, including Jones and Roberts Co., Inc.; Dolph Jones Co.; Concrete Construction Co.; Inc.; West Bay Investments; West Coast Development; and Finch Building Association (PRC HFLEWR8RIR010192A). The precise corporate relation between Mr. Jones and these other entities is not documented. J.B. Jones Co., L.L.C., the current owner of Parcel Nos. 8950001790, 2071200020, 8950061800, 2071200031, 2071190020, 2071190031, and Lots 13 and 14 of Block

## LEWR Lewis R. Jones, continued

55 of Parcel No. 8950001780, is a limited liability corporation consisting of Lewis Jones, Sr. and his wife, Joan B. Jones. Parcel Nos. 8950001760, 8950001770, and Lots 10-12 of Block 55 of Parcel No. 8950001780 are owend by J.L.J. Co., Inc., a separate corporation whose stockholders are Jones, Sr. and his wife, each of whom own 250 shares of the corporation.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Lewis R. Jones - RFI (CACI HFLEWR1RFI0131997) |
| 3/09/93 | 104(e) Request for Information, Lewis R. Jones - RFI (PRC HFLEWR1RFI030993) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Lewis R. Jones - GNL/RFI (PTI HFLEWRGNL/RFI052489) |
| 2/09/88 | Consent Agreement and Final Order between EPA and Lewis R. Jones - CO (CACI HFAMEP1CO020988) |
| 9/23/87 | Consent Order between Ecology and Lewis R. Jones - CO (CACI HFAMEP3CO092387) |
| 11/20/86 | Consent Order between Ecology and Lewis R. Jones - CO (CACI HFAMEP3CO112086) |
| 3/13/86 | Amended Complaint for Declaratory and Injunctive Relief and for Collection of All Civil Penalties, American Plating Co. - COM (PRC HFAMEP3COM031386) |

**Descriptions of Documents Related to Lewis R. Jones, Sr.:**

CACI HFLEWR1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Lewis R. Jones' status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFLEWR7LTR072497: 07/24/97. Peter H. Haller, Esq., Ater, Wynne, Hewitt, Dodson & Skerritt, LLP. Advises of an error with regard to Question 18 in Lewis R. Jones' response to EPA's 104(e) information request. United Pacific Policy No. UP4470539, referenced in Jones' response, was for period 5/83-5/84, not 1981-1983 as indicated in response. Document type: Letter.

**LEWR Lewis R. Jones, continued**

Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLEWR7RIR031397: 03/13/97. Peter H. Haller, Esq., Ater, Wynne, Hewitt, Dodson & Skerritt, LLP. Response of Lewis R. Jones to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLEWR1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Lewis R. Jones' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFLEWR7LTR022597: 02/25/97. Peter H. Haller, Esq., Ater, Wynne, Hewitt, Dodson & Skerritt, LLP. Request for a 10-day extension of time in which to respond to EPA's 104(e) request regarding Lewis R. Jones' activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFSEYE7LTR020397: 02/03/97. Lewis R. Jones, Jr. Advises Ken Marcy of EPA that Seyemour Electroplating, for whom Jones & Roberts Co. received a 104(e) request, is no longer in business. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLEWR1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding The Lewis R. Jones Co.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1EMAIL021695: 02/16/95. Karen Keeley, EPA Region 10. Transmits to Peter Contreras a 2/24/95 letter summarizing info re American Plating (Lewis Jones) site. Relevant reports are included. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3LTR021495: 02/14/95. Ecology. Advises Karen Keeley (EPA) of Ecology's earlier assessment of American Plating Site, i.e., that groundwater beneath site is contaminated with metals which are not contributing problem chemicals to the Foss Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP8TR010595: 01/05/95. PRC Environmental Management, Inc. Final Report for RCRA Comprehensive Groundwater Monitoring Evaluation of American Plating Co, Inc. (Lewis R. Jones), Tacoma, WA. Includes transmittal correspondence. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1MEMO122794: 12/27/94. K. Keeley, EPA Region 10. E-mail message to T. Post re resolution of source control issues concerning American Plating site. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP1SR111794: 11/17/94. K. Parker, Chemist, EPA Region 10. Re metals analysis

**LEWR Lewis R. Jones, continued**

for American Plating. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP7LTR062994: 06/29/94. Lynn Brimmer, SAIC Work Assignment Manager. Transmits summary of corrective action alternatives for American Plating, Inc. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP7TR021194: 02/11/94. Applied Geotechnology Inc. Supplemental Groundwater Investigation of American Plating Co. Facility (WAD 083350231). Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFAMEP8TR010694: 01/06/94. SAIC. RCRA Facility Assessment Preliminary Assessment Report, American Plating, Inc., Tacoma, WA. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

PRC HFLEWR1LTR033093: 03/30/93. EPA Region 10. Letter to Lewis R. Jones re EPA does not anticipate further investigation under Superfund for American Plating site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFLEWR7RIR032593: 03/25/93. Applied Geotechnology, Inc. Response to 104 of CERCLA and 3007 of RCRA request for information for the Lewis R. Jones, Sr. and American Plating, Inc. site. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFLEWR1RFI030993: 03/09/93. Carol Rushin, Chief, Superfund, EPA Region 10. Request for information pursuant to Sections 104(e) of CERCLA and 3007 of RCRA for Lewis R Jones and American Plating Site. Document type: Request for Information. Enforcement quality: Legal and/or enforcement documents.

PRC HFLEWR3IR010893: 01/08/93. D. Reale, Ecology. Urban Bay Action Program Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3IR010893: 01/08/93. D. Reale, Ecology. UBAT Inspection Report for American Plating, a.k.a. Lewis R. Jones, site. Concludes that groundwater/seep discharge is not significant contributor pathway pf problem chemicals to head of waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFLEWR3LTR121692: 12/16/92. Ecology. Kery Slater's current knowledge of Lewis R. Jones a.k.a. American Plating. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3SR060992: 06/09/92. D. Strong, Ecology. Sample results for Fosslo metals analysis (including American Plating drain 748 and seep). Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

**LEWR Lewis R. Jones, continued**

PRC HFLEWR8RIR010192A: 01/01/92. Bartrud Middleton Insurance. Jones and Roberts company liability policies from 5/6/83 TO 5/6/92. Document type: Response to Request for Information. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP9CR080189: 08/01/89. Tetra Tech, Inc. Final report comprehensive groundwater monitoring evaluation. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3MEMO080189: 08/01/89. Unknown. Site description and history. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC HFAMEP3LTR053089: 05/30/89. Kennedy/Jenks/Chilton. Letter to Applied Geotechnology re American Plating site closure - incomplete document. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFLEWR7LTR052289: 05/22/89. Lewis R. Jones, Lewis R. Jones Co. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding the Lewis R. Jones Company's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFAMEP1CO020988: 02/09/88. Ecology. Consent Agreement and Final Order between EPA and Lewis R. Jones re the preparation and submission to EPA of a closure plan and post-closure plan for the former American Plating site. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP1LTR121087: 12/10/87. K. Feigner, EPA Region 10. Letter to L. Jones of Jones Construction Co. Re consent order No. 1087-07-3008. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP1CO110687: 11/06/87. Ecology. Consent agreement and final order (Draft). Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

CACI HFAMEP3CO092387: 09/23/87. Ecology. Consent Order between Ecology and Lewis R. Jones re the completion of an RI/FS and performance of groundwater monitoring at the former American Plating site. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.
CACI HFAMEP3CO112086: 11/20/86. Ecology. Consent Order between Ecology and Lewis R. Jones re emergency site stabilization of property known as the American Plating Site near the Head of Thea Foss Waterway. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

**LEWR Lewis R. Jones, continued**

CACI HFAMEP8FS061786: 06/17/86. Ronald C. Larkin, Fire Marshall. Tacoma Fire Dept. Fire Prevention Bureau Policy on Abandoned Flammable and Combustible Liquid Tanks. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3COM031386: 03/13/86. J. Manning, Attorney General's Office. Amended complaint for declaratory judgment. Document type: Complaint (legal). Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3LTR121185: 12/11/85. Ecology. Letter to M. Rivisto of American Plating. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP5LTR092685: 09/26/85. City of Tacoma. Letter to M. Rivisto of American Plating re wastewater discharge compliance. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP3IR092085: 09/20/85. Ecology. Inspection report of American Plating facility conducted by K. Seiler. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFAMEP5SR080982: 08/09/82. City of Tacoma. Sample results of American Plating Co. Industrial wastewater discharge (to sewer) for 1979-1984. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

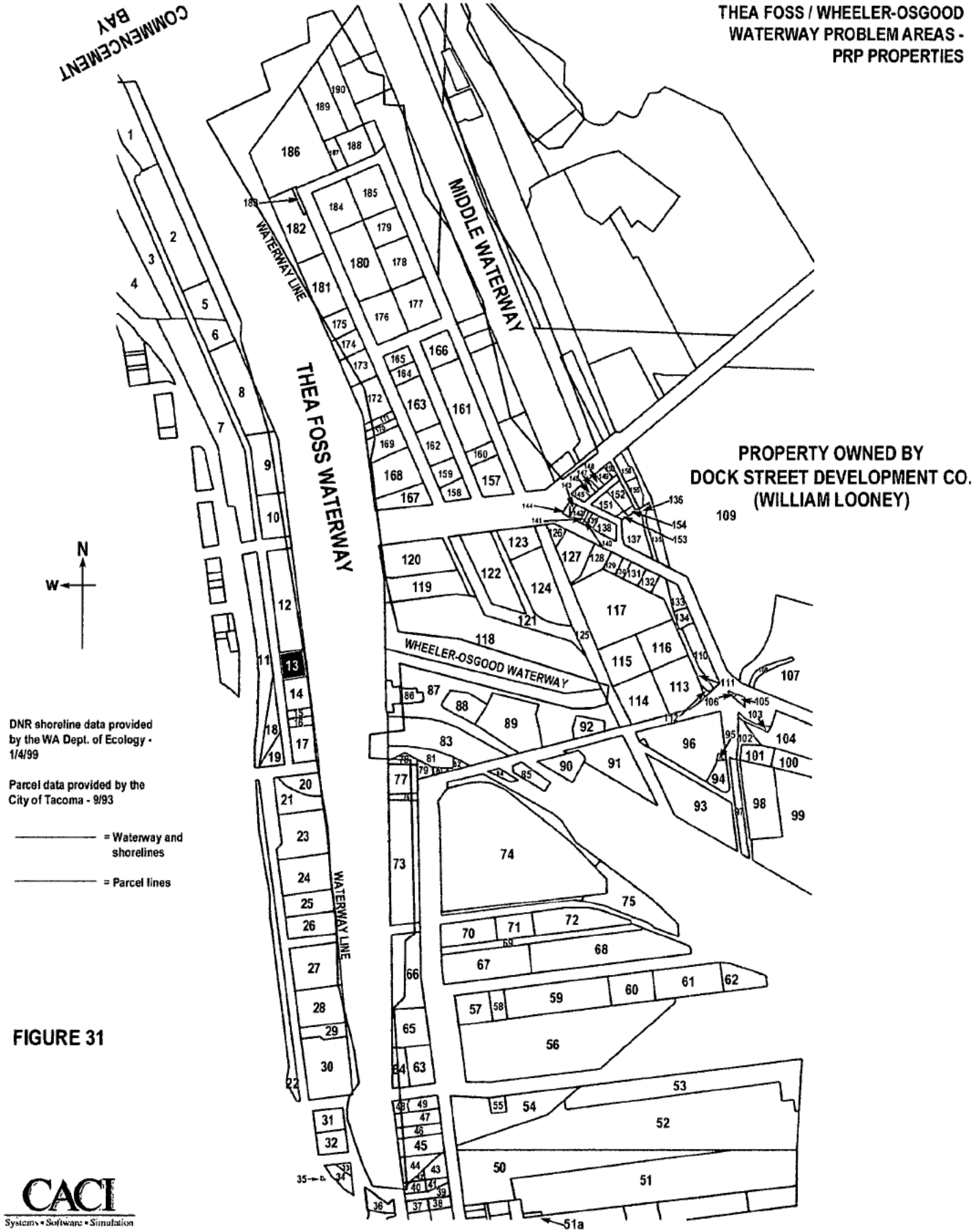



FIGURE 31

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## LOOB Looney, William A., continued

**Party address:**
1141 Dock St.
Tacoma, WA 98402

**Contact persons:**

William A. Looney
(b) (6)
P.O. Box (b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1141 Dock Street** (13) | | | |
| 8950001971 | Dock Street Development Inc. | O | 1995 - Present |
| | Pacific Trustee Ltd. | O | 1987 - 1995 |
| | Investco Financial Corp. | O | 1987 - 1995 |
| | Consumer Central Heating Co. | O | Unk. - 1980 |

**Summary of Evidence:**

- Party owns vacant property adjacent to the Head of Thea Foss Waterway.
- Party's property is a confirmed source of mercury, zinc, and lead to the waterway.
- Party has not complied with the terms of an enforcement order issued for the removal of contaminated fill material on party's property.

[See narrative for Dock Street Development.]

Dock Street Development, Inc. was the successful bidder and purchaser of the property situated

**LOOB Looney, William A., continued**

at 1147 Dock Street (also known as 1141 and 1151 Dock Street) at the 1995 Pierce County Tax Foreclosure Sale. According to Dock Street Development President Mr. William Looney, soil samples were excavated, evaluated, and provided to the State of Washington in 1996. With the exception of the sampling performed in 1996, apparently at the request of the State of Washington, neither Looney nor Dock Street Development have conducted any activities "on, above or under" the subject property nor do they have any knowledge of any contamination of either the upland or intertidal property (CACI HFDOCD7RIR080497). However, on February 7, 1996, Ecology sent Looney a draft enforcement order for the interim action to remove mercury-contaminated fill material from the 1147 Dock Street site which Dock Street Development had purchased two months prior (CACI HFDOCD3LTR020796). On May 17, 1996, Ecology transmitted to Looney, as President of Dock Street Development, Enforcement Order No. DE 96TC-S119 requiring Dock Street Development to conduct the interim cleanup at the site. Since there were no comments on the draft order that was sent to Looney for a 30-day review in February of 1996, the draft order was finalized and Ecology issued the Enforcement Order DE 96TC-S119 without changes (CACI HFDOCD3LTR051797). It does not appear that Dock Street Development conducted the required removal as specified in the Enforcement Order. Based on the limited 104(e) Response from Dock Street Development, it is evident that sampling was performed and that the results were provided to Ecology, but no removal of contaminated fill has been undertaken nor does it seem imminent (CACI HFDOCD7RIR080497). Looney, who advised EPA in a letter dated August 4, 1997 that he does not personally own the property, but rather he owns the company that owns the property, has requested that EPA remove his name from "any future requests for information in connection with any ownership interest" (CACI HFLOOB7LTR080497).

**Corporate History:**

Dock Street Development, Inc. was incorporated in the State of Washington on December 19, 1995. William A. Looney is the registered agent and President of Dock Street Development.

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Request for Information, William Looney - GNL/RFI (CACI HFLOOB1GNL/RFI013197) |
| 1/31/97 | General Notice Letter/104(e) Request for Information, Dock Street Development, Inc. - GNL/RFI (CACI HFDOCD1GNL/RFI013197) |

**LOOB Looney, William A., continued**

5/20/96 Enforcement Order No. DE 96TC-S119 - Dock Street Development, Inc. - EO
(CACI HFDOCD3EO052096)

**Descriptions of Documents Related to William Looney:**

CACI HFDOCD7LTR080497: 08/04/97. William Looney, President, Dock Street Development, Inc. Request of William Looney to be excluded from any future requests for information. In the event that this is not done, he will assess the U.S. government $100,000 per day in penalty. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCD7RIR080497: 08/04/97. William Looney, President, Dock Street Development, Inc. Reply of William Looney on behalf of Dock Street Development, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLOOB1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered William Looney's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered Dock Street Development Co.'s status as a PRP at the CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFLOOB1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to William Looney. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be assessed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Dock St. Development Co. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be assessed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD1NTS022197: 02/21/97. Ken Marcy, EPA Region 10. Note to the file re telephone conversation with Dock Street Development Co. environmental consultant Jeff Jones concerning possible sale by owner of Dock Street property. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFLOOB1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to William Looney. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

**LOOB Looney, William A., continued**

CACI HFDOCD1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Dock Street Development Co. c/o William Looney. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFLOOB3LTR020796: 02/07/96. Joyce Mercuri, Ecology. Transmits draft enforcement order for interim action to remove contaminated fill material from the site at 1147 Dock Street (Dock Street Development). Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCD11CAR121995: 12/19/95. WA Secretary of State. Corporate Record for Dock Street Development, Inc. Document type: Corporate Annual Report. Enforcement quality: Unknown.

CACI HFLOOB3LTR121195: 12/11/95. Joyce Mercuri, Ecology. Advises of immediate needs with regard to property at 1147 Dock St. Of primary importance is the removal of ash containing mercury located adjacent to the Head of Foss Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

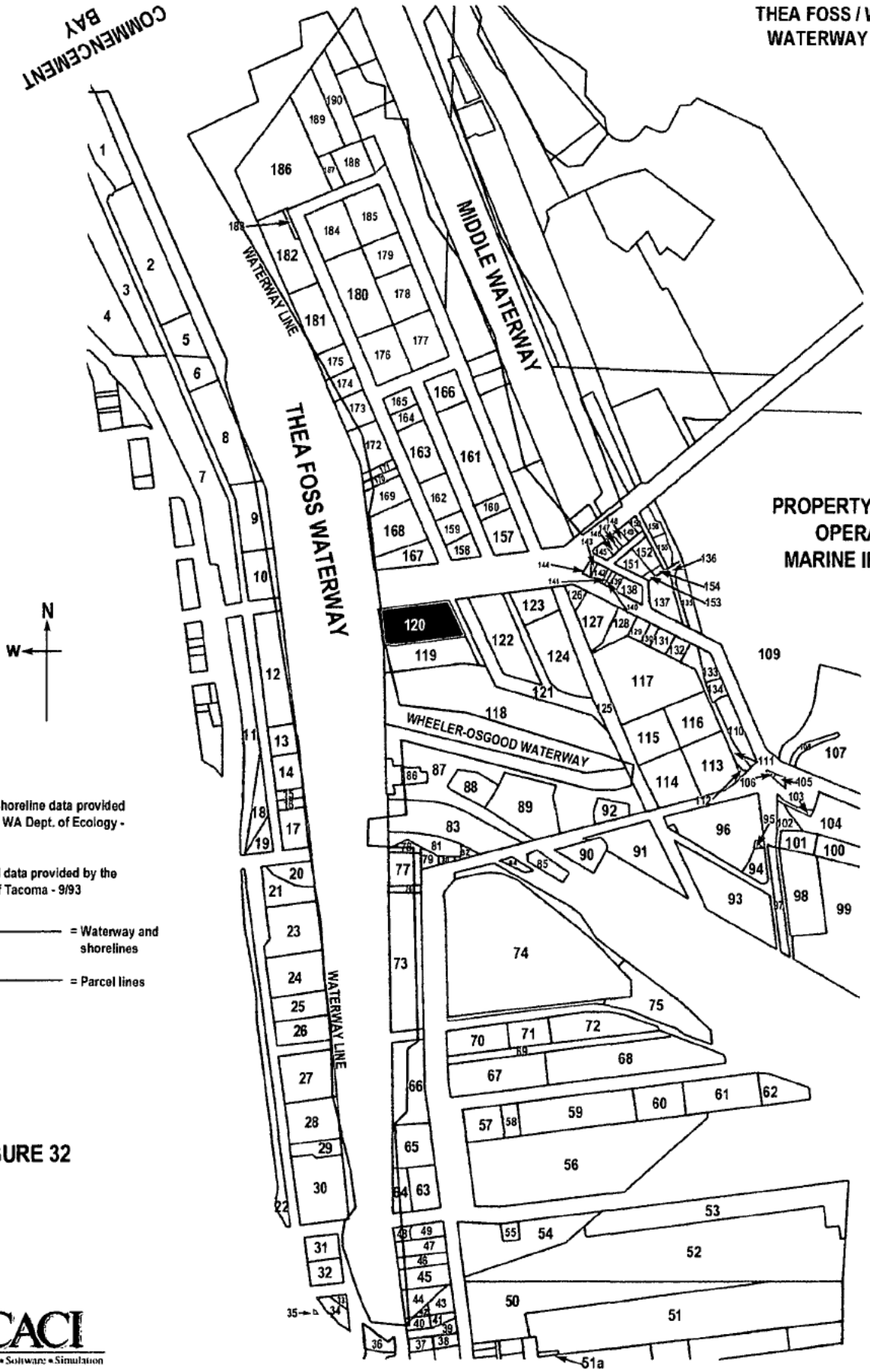


FIGURE 32

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## MARR Marine Iron Works, Inc., continued

**Party address:**

Marine Iron Works
1120 East D Street
Tacoma, WA 98421

**Contact persons:**

Martin and Suzy Petrich
c/o Marine Iron Works
P.O. Box 1751
Tacoma, WA 98421-1751

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1118 and 1120 East D Street** (120) | | | |
| 8950001070<br>8950001080 | Marine Iron Works/Aerospace | T | 1941 - 1993 |
| | Puget Sound Heat Treat | T | 1959 - 1992 |
| | Marie C. Petrich | O | 1990 - Present |
| | Petrich Marine Dock | T | 1990 - Present |
| | Dutch Harbor Seafoods | T | 1972 - 1995 |
| | Hervey Petrich | O | 1959 - 1989 |
| | Martin Petrich, Sr. | O | 1941 - 1959 |

**Summary of Evidence:**

- Party operated a machine shop on land it leased upland from the Head of the Thea Foss Waterway.
- Surface runoff and cooling water discharge to the waterway through storm drains.

**MARR Marine Iron Works, Inc., continued**

- Oils and metal cuttings have leaked onto the paved surface, and copper was detected in a sample of the cooling water discharge.

Marine Iron Works, Inc. (Marine Iron Works) operated a machine shop at 1120 East D Street from 1941 - 1993. From its inception until 1951, Marine Iron Works operated as a small machine shop producing steel components for U.S. Navy Patrol vessels during World War II. A division of Marine Iron Works, Aerospace, operated as an aerospace subcontract machine shop on the property from 1952 - 1993, machining aluminum, steel, and titanium castings, forgings, and solids. Marine Iron Works also operated a small heat treating operation on the property, Puget Sound Heat Treat, from 1959 - 1993. Both Marine Iron Works' Aerospace division and Puget Sound Heat Treat operated in buildings on the east side of parcel No. 8950001070. Although the property abuts the Head of the Thea Foss Waterway, Marine Iron Works leased only the upland portion of the property (CACI HFMARR7RIR040997).

Hervey Petrich operated boat construction and renovation, boat moorage, and marine salvage businesses on the western portion of the site and the adjacent dock from 1941 through approximately 1972. From 1972 through 1988, Petrich operated Petrich Marine Charters on the portion of the property not leased to Marine Iron Works. He also leased the dock to various vessels conducting repairs and renovations during this period. Petrich Marine Dock is a partnership between the current owner of the property, Marie C. Petrich, and her daughter, Clare Petrich. Petrich Marine Dock leases the waterfront dock to various vessel owners for boat renovation and moorage. There are four warehouses on the west side of the property that are leased out to Marine Iron Works and various third parties for short-term storage (CACI HFMARR7RIR040997).

Current drainage from the Marine Iron Works/Petrich property is to Thea Foss Waterway via Outfall Nos. 740 and 743. Four exterior storm drains exist on the property and all drain to the Thea Foss Waterway. The Marine Iron Works/Aerospace facility used several types of oil, including lubrication oil, hydraulic oil, and Trimsol (a coolant oil). Waste oil was previously recycled onsite by a mobile recycler, but at the time of an inspection of the facility in the latter part of 1992, it was being hauled off site by Basin Oil. Less than 2 gallons per year of acetone, toluene, methylene chloride, and MEK were used to clean parts (PTI HFMARR7RIR052489, PRC HFMARR3IR120392). Marine Iron Works/Aerospace used 1,1,1-Trichloroethane in a 75-gallon vapor degreaser. The vapor degreaser was drained and refilled approximately once every two years by Aero Services, and waste 1,1,1-Trichloroethane was disposed of through Chemical Processors, Inc. Waste aluminum alloy chips and shavings were sold to Joseph M. Simon and Sons, Inc. or other metal recycling firms (PTI HFMARR7RIR052489).

In a September 10, 1992 Ecology memorandum, Inspector Joyce Mercuri detailed the results of analysis of a water sample obtained from the discharge pipe from the Puget Sound Heat Treat building on the Marine Iron Works portion of the property. Copper, at 75 ug/L, was approximately 25 times the state marine acute water quality criteria of 2.9 ug/L (PRC HFMARR3MEMO091092). On December 11, 1992, Inspectors Mercuri and Marc McKenna conducted an inspection of the Aerospace division of Marine Iron Works. Lathe cuttings, grindings, and scraps with Trimsol coolant on them had been deposited in several dumpsters located outside the building. Mercuri

noted that at the time of an earlier visit, Trimsol had leaked out of the dumpsters due to rain, and was pooled on the ground in the vicinity of the dumpsters. Ecology requested that the spilled coolant be cleaned up immediately and that the dumpsters into which the contaminated scraps were placed be sealed and covered in order to prevent future releases. Marine Iron Works indicated in its 1997 104(e) Response that in 1990, approximately 300 gallons of Trimsol had been released from the recycling area. Marine Iron Works speculated that the release may have been caused by a valve that was inadvertently left open. When Ecology responded to the spill, they determined that Trimsol was extremely toxic to fish. (CACI HFMARR3IR120392). Marine Iron Works noted in its 1997 104(e) Response that prior to its use of Trimsol, other water-based coolants had been used which may have been disposed of in the storm sewer system with the Tacoma Sewer Department's knowledge (CACI HFMARR7RIR040797).

The Puget Sound Heat Treat facility was closed as of the time of the December 1992 Ecology inspection. The operation had consisted of a heating area with a quench tank. An overflow pipe near the top of the quench tank discharged to the Thea Foss Waterway. Puget Sound Heat Treat did not have an NPDES permit when in operation. Ecology Inspectors also noted a floor drain near the quench tank with pipes extending toward the building's exterior that ultimately discharged to the storm sewer (CACI HFMARR3IR120392).

Petrich Marine Dock, the lessor on the property, currently has a pending case against Marine Iron Works for environmental cleanup of the property. According to Clare Petrich, who responded on behalf of Petrich Marine Dock to their 104(e) Information Request, a videotape was made subsequent to the end of Marine Iron Works' tenancy to illustrate the environmental condition of the property. Petrich Marine Dock also retained David Evans and Associates in 1993 to construct two bore holes on the Marine Iron Works portion of the property and obtain soil samples. Soil samples from Bore Hole No. 2, located next to a storage area which had housed Marine Iron Works' solvent storage area, revealed significant chemical contamination. At six inches below the surface, Total Petroleum Hydrocarbons were detected at 11,000 mg/Kg in Bore Hole No. 2. At two and a half feet, Barium was detected at 1.28 mg/L, Lead at 0.15 mg/L, and Trichloroethylene at 19 ug/L. At seven and a half feet, Barium was detected at 430 mg/Kg, Cadmium at 22 mg/Kg, Chromium at 38 mg/Kg, Lead at 3,800 mg/Kg, Acetone at 0.2 mg/Kg, cis-1,2-Dichloroethene at 0.019 mg/kg, 2-Butanone at 0.10 mg/Kg, and Trichloroethene at 0.055 mg/Kg. In October of 1993, Marine Iron Works, after pressure from Petrich Marine Dock, agreed to contract with Hart Crowser for the performance of an environmental investigation of a portion of the site. The data generated by Hart Crowser as part of their investigation indicated hazardous substances and contamination were found in the study area, i.e., the area leased by Marine Iron Works. The data indicated that the soil, groundwater, and sediments on the site were contaminated, and that the level of contamination exceeded several recognized, applicable, and relevant legal standards of environmental quality. Hart Crowser concluded that, based on the distribution and concentration of the contaminants found, that further assessment and remedial action were necessary. At least four of the chemicals discovered on Marine Iron Works' premises are tied directly to the company through reports submitted by Marine Iron Works to state and federal agencies. The chemicals include acetone, 2-Butanone, Trichloroethene, and cis-1,2-Dichloroethene. Preliminary environmental assessment by Hart Crowser indicated that groundwater data from the perched aquifer revealed the presence of metals, VOCs, and SVOCs. Concentrations of dissolved metals

ranged from 2 to 10 mg/L; VOCs ranged from 3 to 49 mg/L; and one SVOC concentration was detected at a concentration of 1 mg/L. Metals, TPH, VOCs, SVOCs, and PCBs were also found to be present in near-surface fill soils. As recommended by Hart Crowser, Marine Iron Works agreed in October 1993 to complete an environmental investigation of the remainder of the property (CACI HFPETM7RIR042197). In a February 9, 1994 letter, Inspector Mercuri notified Richard Petrich of Marine Iron Works of the results of the analysis of catch basin samples from the former Marine Iron Works site. Mercuri noted that all three basins tested revealed exceedances of SQOs for copper, lead, and zinc. Mercuri requested that Petrich clean out the contaminated catch basins as well as any other basins or sumps that were connected to the storm drain system (CACI HFMARR3LTR020994). According to Clare Petrich, as of the time of Petrich Marine's 1997 104(e) Response, no additional action had been taken by Marine Iron Works (CACI HFPETM7RIR042197).

Ecology's Milestone 1 Source Control Status Report for the Head of Thea Foss Waterway lists the Petrich Marine/Marine Iron Works site as a probable (List 2) source of hazardous substances (CACI HFMILE3SCR060193). In an addendum to the Milestone 1 Report dated April 7, 1994, Ecology indicates that the site is a confirmed and ongoing source of hazardous substances. Ecology stated specifically in their addendum to the Milestone 1 Report that sampling results for cadmium, copper, lead, and zinc substantially exceeded CB/NT SQOs (CACI HF/MFMILE3SCR040794).

**Outstanding Issues:**

Past inspection reports and Marine Iron Works' 1997 104(e) Response indicate that painting operations took place on the property although no paints are listed among the chemicals used at the site in either the 1989 or 1997 104(e) Responses.

Marine Iron Works states that it leased portions of parcel No. 8950001080 between 1941 and 1993, although this parcel does not appear on the tax parcel maps from the Pierce County Assessor's Office or in other documents in the possession of EPA. Clare Petrich, responding on behalf of Petrich Marine Dock and property owner Marie C. Petrich, indicates that parcel No. 8950001080 relates to "improvements only," while parcel No. 8950001070 relates to "land and improvements." A chain of title worksheet in the Marine Iron Works file lists both parcels and an attached Quit Claim Deed has identical descriptions for both properties with one exception: Parcel No. 8950001070 bears the parenthetical note "Includes land and dock only" (CACI HFMARR7LTR100193).

**Corporate History:**

Marine Iron Works incorporated in Washington on July 1, 1941 (PTI HFMARR11CAR062488). The current owners, officers, and directors are Caroline Petrich and Martin A. Petrich, Jr. Former officers and directors include M.A. Petrich III, John A. Petrich, James F. Petrich, Roland Draughon, Jr., Ken W. McCarthy, Sr., C.A. Lombardi, Harold Cleveland, Hervey Petrich, and Allen Petrich

**MARR Marine Iron Works, Inc., continued**

(CACI HFMARR7RIR040997).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Marine Iron Works - RFI (CACI HFMARR1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Marine Iron Works, Inc. - GNL (PTI HFMARR1GNL042489) |

**Descriptions of Documents Related to Marine Iron Works:**

CACI HFMARR1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Marine Iron Works' status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFMARR7RIR040997: 04/09/97. Patrick J. Mullaney, Danielson Harrigan & Tollefosn, LLP. Response of Marine Iron Works to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMARR1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Marine Iron Works' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMARR7LTR022897: 02/28/97. Patrick J. Mullaney, Esq., Danielson, Harrigan & Tollefson, LLP. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Marine Iron Works' activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMARR7LTR050195: 05/01/95. Marine Iron Works, Inc. Gives notice of change of address. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPETM7LTR061094: 06/10/94. C. Murrray, Petrich Marine Dock. Advises of source control efforts ongoing at Petrich Marine Dock. Document type: Letter. Enforcement quality:

**MARR Marine Iron Works, Inc., continued**

Documents supplied by PRPs/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFMARR3LTR020994: 02/09/94. J. Mercuri, Ecology. Advises that 3 catch basins sampled at Petrich Marine Dock/Marine Iron Works site contain levels of copper, lead and zinc that exceed SQO for CB. Specifies catch basins/drain lines to be cleaned. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMARR7LTR100193: 10/01/93. R. Petrich, Marine Iron Works. Transmits chain of title worksheet and related deed copies for property which Marine Iron Works has occupied since 1941. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFMARR3IR120392: 12/03/92. Joyce Mercuri, Ecology. Urban Bay Action inspection report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFMARR3MEMO091092: 09/10/92. Joyce Mercuri, Ecology. Memorandum regarding sampling results from discharge pipe. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFPETM3IR080492: 08/04/92. Ecology. UBAT Inspection Summary: Metal Tempering Process Drains to Foss. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI HFMARR1LTR011590: 01/15/90. Martin Petrich, President, Marine Iron Works. Letter regarding status as a PRP. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PTI HFMARR9NTS091688: 09/16/88. Ecology. Summary of Marine Iron Works activities. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PRC HFMARR11CAR062488: 06/24/88. Roland C. Draughon, Vice President and Treasurer, Marine Iron Works. Corporate Annual Report. Document type: Corporate Annual Report. Enforcement quality: Legal and/or enforcement documents.

PTI HFMARR1TCR051288: 05/12/88. Mike Stoner, EPA Region 10. Record of communication with Martin Petrich. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

**MARR Marine Iron Works, Inc., continued**

with Martin Petrich. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

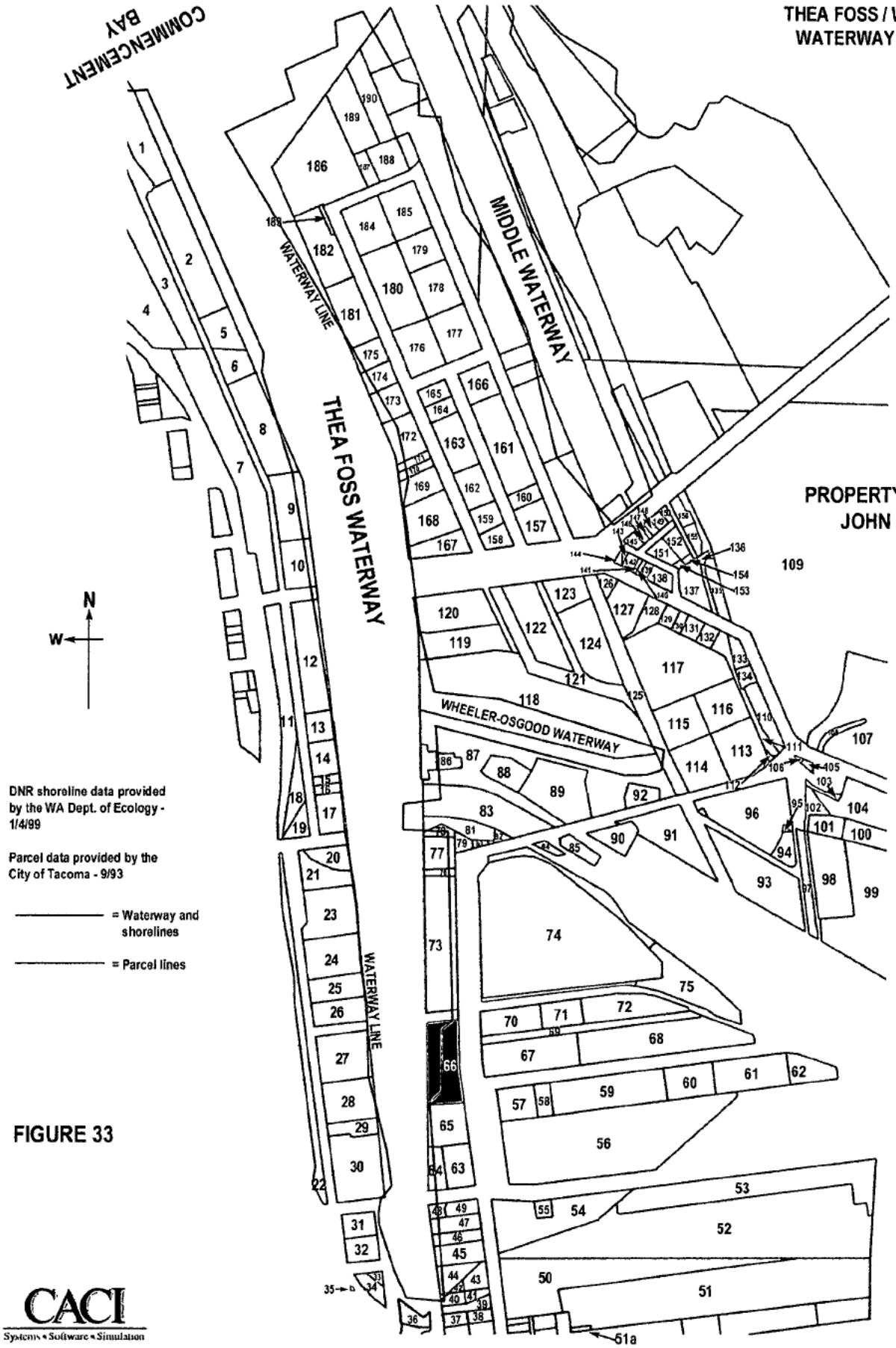


FIGURE 33

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**MEAJ Meaker, John**

**Party address:**

John Meaker
319 East 25th Street
Tacoma, WA 98421

**Contact persons:**

Attorney
Gary H. Branfeld, Esq.
2102 North 30th Street, Suite A
Tacoma, WA 98403

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1900 East D St. (___)** | | | |
| 8950001626 | City Waterway Investments, Inc. (property and improvements) | O | 8/89 - Present |
| | City Waterway Investments, Inc. (marina only) | O | 1992 - Present |
| | John and Beulah Meaker (property and improvements) | O | 8/77 - 8/89 |
| | Coug, Inc. (restaurant business only) | T | 1/86 - Present |
| | Del Tweeten, d.b.a. Tweeten's Lighthouse (restaurant only) | T | 1/85 - 12/85 |
| | Bea and Johnny's Enterprises, Inc. (restaurant only) | T | 1979 - 12/84 |
| | John E. Logue (marina only) | T | 4/82 - 12/92 |

## MEAJ Meaker, John, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | John and Beulah Meaker (marina only) | T | 1979 - 12/84 |
| | Clive B. Sundgren (marina only) | T | 3/79 - 3/82 |

**Summary of Evidence:**

1900 East D Street

- Party owned property and improvements abutting head of the Thea Foss Waterway, where they operated a restaurant; a marina was operated on the property by third parties.
- Bank sediments containing exceedences of HPAH and Phthalates have been documented.
- Surface water runoff and storm drains are additional pathways to the waterway.

John and Beulah Meaker, husband and wife, owned the real property and improvements at 1900 East D Street from approximately March 18, 1977 until August 31, 1989, at which point the property was purchased by City Waterway Investments (CWI). The Meakers, along with Gordon Pickering, as trustee for Pickering Industries, had purchased the property from the Dillingham Corporation. The purchase from Dillingham also included the property currently occupied by Pick's Cove Marina. By agreement and Quit Claim Deed, Pickering transferred the property currently owned by CWI to the Meakers. The remainder of the property acquired was retained by Pickering (CACI HFMEAJ7RIR062497).

The improvements on the subject property include a restaurant, currently operating under the name Johnny's Dock, and a marina. The restaurant, which first opened in 1979 or 1980, was owned by the Meakers and operated by the Bea and Johnny's Enterprises, Inc., a Nevada corporation, under the name Johnny's Dock, until December 31, 1984. On January 1, 1985, it reopened under the name Tweeten's Lighthouse and was operated by Del Tweeten until the end of 1985. On January 1, 1986, it resumed operation under its former name, under the ownership of Coug, Inc., a Washington Corporation (CACI HFMEAJ7RIR062497).

The marina on the property, which was constructed beginning in late 1978 through spring of 1979, was initially owned by the Meakers and leased to Clive B. Sundgren, who was responsible under the lease for the full operation of the marina, including dock moorage rentals. On approximately March 23, 1982, Sundgren assigned his interest under the lease to John Logue. In 1984, an extension of the existing lease was entered into between the Meakers and Logue. In 1986, a new lease for the marina operation was entered into between the Meakers and Logue. (Both the Meaker and CWI 104(e) Responses indicate that the marina was also operated by the Meakers

**MEAJ Meaker, John, continued**

between 1979 and 1984) (CACI HFMEAJ7RIR062497, CACI HFCITI7RIR030597). According to CWI and the Meakers, the lease between the Meakers and Logue was terminated by stipulation and court order in December of 1992[27] (CACI HFCITI7RIR032697). According to Gary Branfeld, counsel for the Meakers and CWI, in a June 16, 1997 telephone conversation with Jeff VerHoef of CACI, the building (restaurant) and marina had been owned by the Meakers from the time of construction until the sale to CWI in 1989. Logue had apparently leased the marina from the Meakers initially, beginning in 1982, and then later from CWI after CWI's purchase of the from the Meakers. Logue leased the marina for approximately 10 years. In 1991, CWI filed a lawsuit against Logue for failing to maintain the marina pursuant to the lease. As a result of the legal action, Logue's lease was terminated and operation of the marina was assumed by CWI (CACI HFCITI8NTS061697).

In 1992, the north bulkhead on the property collapsed. In order to obtain a permit from the U.S. Army Corps of Engineers to reconstruct the bulkhead, environmental tests in the intertidal area were conducted. The report of the testing, dated December 11, 1992, indicates the presence of a wide variety and concentration of branched aromatic, and branched aromatic petroleum hydrocarbons (CACI HFCITI7RIR030597). More recently, bank sampling conducted as part of Hart Crowser's Round 2 Data Evaluation revealed SQO exceedances of BEP (with exceedance ratios ranging from 1.69 to 7.79), Dimethyl phthalate (with an exceedance ratio of 11.25), and HPAH (with an exceedance ratio of 1.32) (CACI F/WOEPA1TR042997). EPA Summary Table for Appendix G of the Round 2 Data Evaluation Report also notes SQO exceedences of BEP in intertidal sediments (CACI F/WOEPA1TR070197).

The property at 1900 East D Street is adjacent to the waterway and subject to stormwater runoff. There is also a City of Tacoma storm drain outfall which discharges stormwater to the waterway at the southeast portion of the property. Branfeld, in his phone conversation with VerHoef on June 16, 1997, noted that whenever he had been at the property, the fluid discharged from the storm drain outfall at the southeast corner of the property had an oily sheen. He also indicated that discharge from the outfall has caused siltage to accumulate near the outfall, a topic about which there has been much correspondence over the last ten years between CWI and the City of Tacoma. Apparently the large amount of silting within the marina has been causing boats to ground out at low tide (CACI HFCITI8NTS061697). The property is separated from the waterway by a combination of bulkheads and riprap. Pilings required to support the marina are situated in the waterway pursuant to a lease with the Department of Natural Resources (DNR). The property leased from DNR by CWI and presumably by the Meakers before CWI is described in part in Exhibit A to Aquatic Lands Lease No. 22-002740 as "the harbor area lying in front of Block 52 of map of Tacoma Tidelands as shown on the plat filed for record September 14, 1985...." (CACI HFCITI7RIR030597). Meaker believes that the pilings were treated with creosote or some other type of material although no records exist to document this (CACI HFMEAJ7RIR062497).

No Ecology inspection reports or correspondence documenting releases from this property exist

[27] The termination of the lease between the Meakers and Logue was apparently after the purchase of the property by CWI.

**MEAJ Meaker, John, continued**

in the PRP file or database, although one release of petroleum products from the property is documented by both the Meakers and CWI in their 1997 104(e) Response. Records concerning the incident can be found under U.S. Coast Guard File No. PCN-SEA-207-82/209210. Apparently, a small pleasure craft sank on May 27, 1982, during the Meaker's ownership. after being crushed by a piling which had collapsed. As a result, approximately 3-5 gallons of gasoline were discharged to the waterway. The area was boomed off by the Tacoma Fire Department and sorbent pads were used to clean up the spill. Approximately 1-2 gallons were recovered. The civil penalty of $250 which was apparently imposed by the U.S. Coast Guard was waived. The Meakers concede that vessels moored at the marina may have discharged or released other contaminants, including petroleum products, although no such releases are documented. The Meakers make no reference to best management practices (BMPs) in place at the marina during their ownership to ensure that releases from vessels were prevented or minimized (CACI HFCITI7RIR030597).

**Outstanding Issues:**

**Corporate History:**

Johnny's Enterprises, Inc. was incorporated in the State of Nevada on May 18, 1960.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter, John and Beulah Meaker - RFI (CACI HFMEAJ1GNL072597) |

**Descriptions of Documents Related to John Meaker:**

CACI HFMEAJ1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to John and Beulah Meaker re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMEAJ7RIR062497: 06/24/97. Gary Branfeld, Esq., Branfeld & Associates, PS. Response of John Meaker to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITI8NTS061697: 06/16/97. Jeff VerHoef, CACI. PRP file note of conversation with City Waterway Investments/Coug Inc. attorney Gary Branfeld re the identity of the marina operator on City Waterway property. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

**MEAJ Meaker, John, continued**

Response of John Meaker to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITI8NTS061697: 06/16/97. Jeff VerHoef, CACI. PRP file note of conversation with City Waterway Investments/Coug Inc. attorney Gary Branfeld re the identity of the marina operator on City Waterway property. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFCITI7RIR030597: 03/05/97. Gary H. Branfeld, Esq., Branfeld & Associates, P.S. Response of City Waterway Investments and Coug, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMEAJ11CAR010195: 01/01/95. WA Secretary of State. Corporate Record for Johnny's Enterprises. Document type: Corporate Annual Report. Enforcement quality: Unknown.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

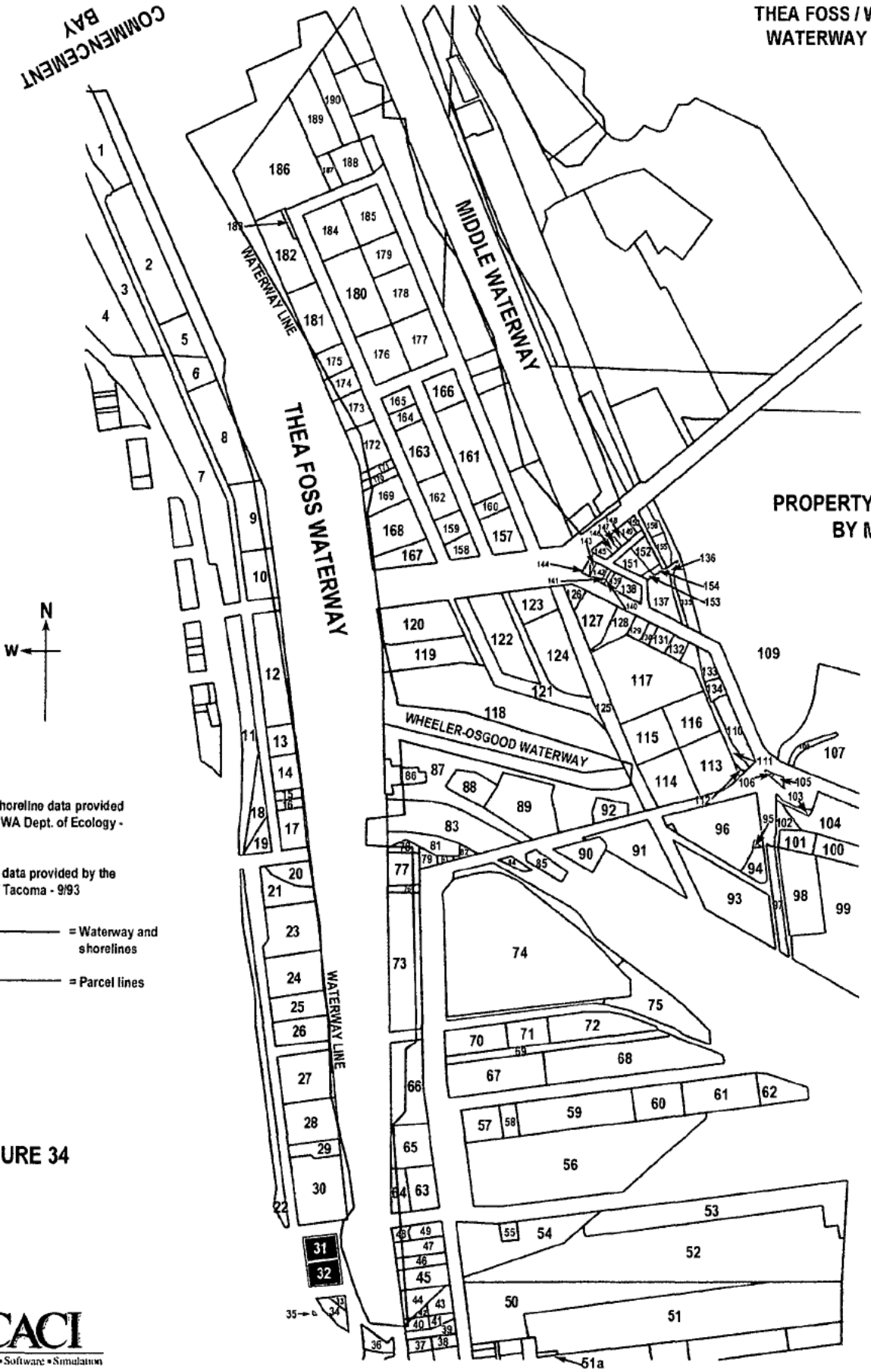


FIGURE 34

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## MENA Menasha Corporation, continued

**Party address:**

2101, 2119 Dock Street
Tacoma, WA

**Contact persons:**

Officer

Thomas Bender
Assistant General Counsel
Menasha Corporation
P.O. Box 367
Neenah, WI 54957-0367
(414) 751-1278

Attorney

Barry G. Ziker, Esq.
Barrett Gilman and Ziker
999 Third Avenue, Suite 3600
Seattle, WA 98104
(206) 464-1900

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **2101, 2119 Dock Street** (31) | | | |
| 8950001822 | City of Tacoma, General | O | 1991 - Present |
| | Glacier Park (a.k.a. Burlington Resources) | O | UK - 1991 |
| | Menasha Corp. | O/T | 1952 - 1969 |
| | Gamble Manufacturing Co. | O/T | 1929 - 1952 |

## MENA Menasha Corporation, continued

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909 - 1924 |
| **2101, 2119 Dock Street** (32) | | | |
| 8950001832 | City Waterway Properties | O | 1992 - Present |
| | [illegible] | O/T | [illegible] |
| | Gamble Manufacturing Co. | O/T | 1929 - 1952 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909 - 1924 |

**Summary of Evidence:**

- Party operated a wood flour manufacturing facility on property it owned adjacent to the Head of the Thea Foss Waterway.
- Party's property was located within the boundaries of the former Coal Gasification Site.
- Coal tar has been observed seeping to the waterway from the intertidal zone in the contaminated near-shore area of the property.
- Bank samples containing SQO exceedances of HPAH, copper, lead, BEP, HCH, DDD, and PCB have been documented.

Beginning in approximately 1952, the Menasha Wood Flour Company engaged in the manufacture of wood flour at 2101 Dock Street near the Head of the Thea Foss Waterway. Wood flour is manufactured by grinding and sifting untreated wood material gathered from the sanding operations of plywood and particle board manufacturers into a fine powdery consistency. The wood flour is then packaged and shipped to end users. According to Menasha Corporation's (Menasha) 104(e) Response, the wood flour operation began at the property in 1929 with the Gamble Manufacturing Company (Gamble) and continued through Menasha until 1969. Menasha indicates that the Menasha Wood Flour Company became the owner of the property in approximately 1952, and operated at this location until approximately 1969, when Menasha ceased operating in Tacoma (CACI HFMENA7RIR041897).

In May of 1992, Ecology obtained two sediment samples from the bank of the waterway adjacent to the City Park (Parcel No. 8950001822) at low tide. Both sediments were taken from the surface to approximately 2 inches below the surface, and were located just below groundwater seeps

## MENA Menasha Corporation, continued

emanating from the waterway bank in the intertidal zone. The first sample contained total PAH of 28,200 ug/Kg; the second was 33,800 ug/Kg total PAH. During an inspection in August of 1992, Ecology Inspectors noted a sheen extending from the area previously sampled (in May of 1992) into the waterway, covering an area approximately 6 feet wide by 25 feet long. The tar appeared to be seeping from the intertidal zone sediments directly into the waterway (CACI HFWASD3MEMO082792). In addition to the intertidal bank seeps, it is also likely that at least part of the stormwater runoff from the site would have drained directly to the waterway, carrying whatever surface contaminants that may have been present with it. Bank samples obtained as part of the Round 2 Data Evaluation indicated SQO exceedances of HPAH, copper, lead, BEP, HCB, DDD, and PCB (CACI F/WOEPA1TR042997). Appendix G to EPA's Round 2 Data Evaluation indicates that sediments offshore of the former Menasha/Gamble operation, in the vicinity of Outfall No. 235, contain exceedances of PAH, mercury, PCB, and BEP (CACI F/WOEPA1SCR070197). A Summary Report prepared by PHR Environmental Consultants, Inc. (PHR) in December of 1996 notes the following concentrations for contaminants of concern in the vicinity of Outfall 235: pyrene - 5,500 to 9,900 ug/Kg; phenanthrene - 3,000 to 5,400 ug/Kg; BEP - >6,500 ug/Kg; mercury - 0.59 to 1.2 mg/Kg; PCBs - 150 to 300 ug/Kg; and TBT - 1,255 to 17,570 ug/Kg (CACI HFMENA8CR120696).

PHR also noted in their 1996 Summary Report that through a succession of mergers, Menasha Tacoma ultimately occupied the facilities. According to the PHR Report, Gamble changed its name to Menasha Wood Flour Company, which at some point changed its name to Menasha Tacoma Corporation, which Merged with Menasha Corporation in 1966. PHR also notes that over time, the operations at the facility expanded, and by 1963 included the manufacture of resin mold products (CACI HFMENA8CR120696).

**Outstanding Issues:**

PHR suggests in its December 1996 Summary Report that Menasha Corp. is a corporate successor to Gamble Manufacturing Co. Gamble constructed the site facilities in 1929, which were initially used for wood flour manufacturing (CACI HFMENA8CR120696). Menasha confirms that it operated at the former Gamble wood flour manufacturing facility beginning in approximately 1952, although it does not substantiate PHR's assertion that Menasha is a corportate successor to Gamble. Additionally, Menasha stated that the only operation it engaged in at the Dock Street location was the manufacture of wood flour; it makes no reference to expanding operations to include the manufacture of resin mold products, as suggested by PHR in its Summary Report. In a notarized affidavit submitted by Mowry Smith, the former Sr. VP in charge of Menasha's wood flour operation, Smith stated that neither Menasha Corporation or any of its divisions or subsidiaries has ever manufactured or produced resin mold products in the State of Washington (CACI HFMENA7RIR041897).

More information on the corporate successorship to Gamble is needed. Without more information about the activities of Menasha that resulted in releases of hazardous substances to the waterway, the theory of liability is solely based on passive disposal during the time of ownership.

## MENA Menasha Corporation, continued

**Corporate History:**

Menasha Corp. is a Wisconsin corporation registered to do business in Washington. The Menasha Wood Flour Company, which owned and operated a wood flour operation adjacent to the Head of Thea Foss Waterway, subsequently changed its name to Menasha Tacoma Corporation (Menasha Tacoma). In 1966, Menasha Tacoma merged with Menasha Corporation (CACI HFMENA7RIR041897).

**Administrative Actions:**

| Date | Document |
|---|---|
| 7/25/97 | General Notice Letter, Menasha Corp. - RFI (CACI HFMENA1GNL072597) |
| 1/31/97 | 104(e) Request for Information, Menasha Corp. - RFI (CACI HFMENA1RFI013197) |

**Descriptions of Documents Related to Menasha Corp.:**

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFMENA7RIR041897: 04/18/97. Barry G. Ziker, Esq., Menasha Corp. Response of Menasha Corp. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMENA7LTR040397: 04/03/97. Barry G. Ziker, Barrett, Gilman & Ziker. Confirms that Menasha Corp has been given until 4/18/97 to respond to EPA's 104(e) request re Menasha's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMENA1LTR031097: 03/10/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Menasha Corp's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMENA7LTR030597: 03/05/97. David F. Bartz, Esq., Schwabe Williamson & Wyatt, PC. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Menasha's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

## MENA Menasha Corporation, continued

Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Menasha's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMENA1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Menasha Corp. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD3MEMO012793: 01/27/93. Ecology. Tentative Agenda for Tacoma Coal Gasification Site investigation and remediation of contamination affecting upland soils and groundwater and Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWASD1LTR093092: 09/30/92. Lori Cohen, Superfund Site Manager, EPA Region 10. Response to Ecology's Technical Memorandum for the Tacoma Spur Coal Gasification Facility - Head of the Thea Foss Waterway, CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD8PSA050589: 05/05/89. Hart Crowser & Associates. Preliminary Examination of Potential Sources of Contamination to the Head of Thea Foss Waterway - Former Coal Gasification Facility, SR 705 Spur Site, and Upland Storm Runoff. Document type: Contractor report. Enforcement quality: Undocumented data from any source.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

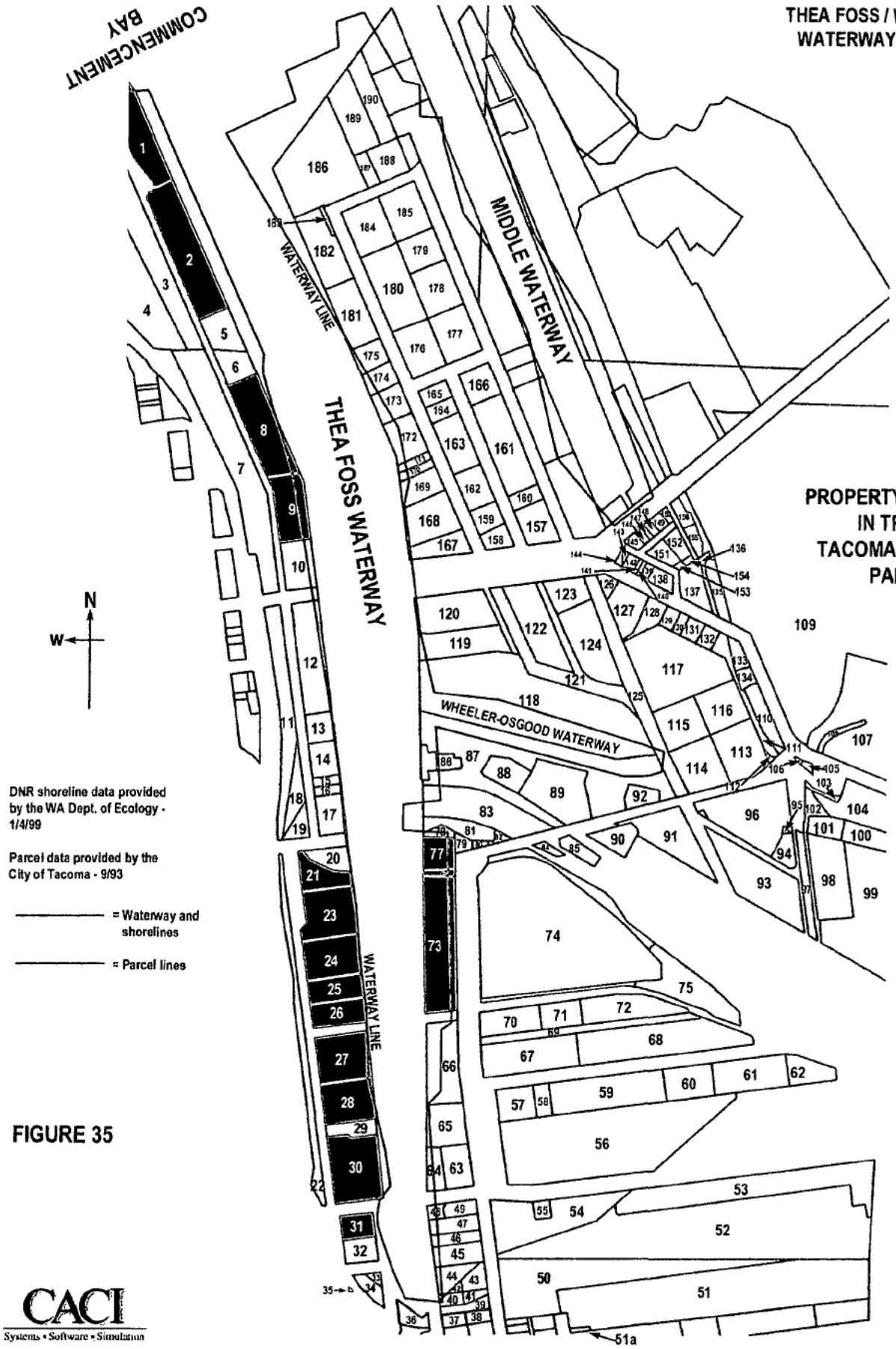


FIGURE 35

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## METP Metropolitan Park District of Tacoma, continued

**Party address:**

435 Dock Street
Tacoma, WA

**Contact persons:**

Metropolitan Park District of Tacoma
c/o Steve Knauer
4702 South 19th Street
Tacoma, WA 98405
(253) 305-1051

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **435 Dock Street** (1, 3) | | | |
| 8950002131 | Metropolitan Park District | O | 199[illegible] - Present |
| | Burlington Resources, Inc. (f.k.a. Glacier Park Co.) | O | 1988 - 1991 |

**Summary of Evidence:**

- Party has owned property that is adjacent to the Thea Foss Waterway since approximately 1991.
- Party's property has been found to contain elevated levels of LPAHs, HPAHs, and other contaminants of concern.
- Pathways to the waterway include stormwater runoff and direct discharge.

The Metropolitan Park District of Tacoma (Park District) holds title and is trustee to several properties in the vicinity of the Thea Foss Waterway. The properties owned and held in trust by

## METP Metropolitan Park District of Tacoma, continued

the Park District are specifically identified in the 1997 104(e) Response from the City of Tacoma (City) as 400-405, 535, 705, 821, 1025, 1501, 1801-1813, 1821, 1933, and 2101Dock Street, and 1502 and 1616 East D Street. The City has indemnified the Park District for virtually all environmental liabilities associated with the ownership of said properties. Additionally, with the exception of the parcel in the 400 Block of Dock Street, also known as Parcel 1A, all of the parcels owned by the Park District are exclusively controlled by the City. For this reason, the Park District's 1997 104(e) Response relates only to Parcel 1A, the public park known as Thea's Park (CACI F/WOTACO7RIR031097, CACI HFMETP7RIR052197).

Thea's Park (a.k.a. Northwest Point Park, Waterway Parcel 1.A)

The Park District acquired the parcel at 400-405 Dock Street in 1991 for the purpose of developing a public park. The property was acquired from Burlington Resources, Inc. (f.k.a. Glacier Park Co.). The site was developed into a public park in 1996 (CACI HFMETP7RIR052197). The property at 400-405 Dock Street was the previous location of the Commercial Dock and was used consistently as a warehouse for general cargo and as a passenger terminal. A coal bunker was located on the north end of the property prior to 1925. Parametrix, Inc., in their City Waterway Environmental Review, June 1989, noted that if coal was used in a boiler on the property, the possibility exists that there may be heavy metal contamination on the property (PRC F/WOTACO5CR060189). Hart Crowser, Inc. (Hart Crowser), who conducted soil and sediment sampling at Thea's Park in 1994, collected sediment samples from the upper 10 centimeters of the Park beach slope on August 31, 1994. Sample NWPP-S, a four-point subtidal composite collected along the waterway-side of the Park, revealed the following concentrations for phenols, chlorinated organic compounds, LPAHs, and HPAHs, all of which exceeded the SQO: 2,4-Methylphenol (35 ug/kg); N-Nitroso-Diphenylamine (35 ug/kg); Hexachlorobenzene (270 ug/kg); Phenanthrene (2,500 ug/kg). All of the HPAHs exceeded the SQO as well, and total benzofluoranthenes, at 8,800 ug/kg, exceeded the SQO by the highest margin. Benzo(g,h,i)perylene, at 790 ug/kg, exceeded the SQO (of 720 ug/kg) by the smallest margin. Total HPAHs, at 27,720 ug/kg, exceeded the SQO of 17,000 ug/kg by 1.63 percent. A second composite soil sample collected from the beach area on the north part of the site revealed no exceedances of the SQO. Two upland composite soil samples likewise showed no SQO exceedances (CACI MFMETP7LTR112294).

The Park District has been named by the Washington Dept. of Ecology (Ecology) as a Potentially Liable Person (PLP) for cleanup of upland properties in the vicinity of the Thea Foss Waterway based on the Park District's ownership of the property.

### Outstanding Issues:

On June 3, 1993, the Park District received notice that Ecology had determined that it was a PLP for the release of hazardous substances at the Tacoma Coal Gasification Site, bounded by South 21st and South A Streets, and A Street and the Thea Foss Waterway (PRC HFMETP3PLP060393). The City of Tacoma was also named as a PLP for the Coal Gasification Site (PRC HFTACO3PLP030393). However, in October of 1993, Ecology, along with the City, the

**METP Metropolitan Park District of Tacoma, continued**

Washington Dept. of Transportation, Washington Natural Gas, PacifiCorp, Advance Ross, and Waterway Properties, Inc., entered into an Agreed Order for Interim Action at the Coal Gasification Site (CACI HFTACO3AGO102893). The Park District was not a party to the above Agreed Order.

In a September 29, 1994 Memorandum of Understanding, the City agreed to defend and hold the Park District harmless for any environmental liability arising from the contamination of property identified in the Public Facility Development and Shoreline Lands Holding Trust Agreement dated February 15, 1991. These parcels are identified in the Trust Agreement as Waterway Parcels 1.A (Parcel north of Dock Building at Mouth of Foss Waterway), 1.B, 1.D (Puget Sound Freight Building), 2 and 2.A (Totem Marina), 3 and 4 (15th to 18th Streets on Dock Street and 2100 Dock Street), 5 (City Marina and Port Fishing Fleet), 7 (Morris property), and 8 (Martinac-occupied property). With the exception of Parcel 7, each of the above parcels were purchased from the Glacier Park Company (Burlington Resources Inc.) in 1991 (CACI F/WOTACO7RIR031097).

**Corporate History:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter with 104(e) Request for Information, Metropolitan Parks District of Tacoma - GNL/RFI (CACI MFMETP7GNL/RFI013197) |

**Descriptions of Documents Related to the Metropolitan Park District of Tacoma:**

CACI MFMETP1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered the Metropolitan Park District's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFMETP7RIR052197: 05/21/97. Steve Knauer, Director of Planning and Development, Metropolitan Park District of Tacoma. Response of the Metropolitan Park District to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMETP7LTR050297: 05/02/97. Mark R. Roberts, Esq., Davies Pearson, P.C. Request for an extension until 5/16/97 to respond to EPA's 104(e) request regarding the Metropolitan Parks District's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**METP Metropolitan Park District of Tacoma, continued**

CACI HFMENA7RIR041897: 04/18/97. Barry G. Ziker, Esq., Menasha Corp. Response of Menasha Corp. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney, City of Tacoma. Response of the City of Tacoma to EPA's 1/31/97 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMETP1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Metropolitan Parks District of Tacoma. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFPORA1NTS012497: 01/24/97. Ken Marcy, EPA Region 10. Note to file re Port of Tacoma, Eva Palka & Associates, Condor Group, Metro Parks, and the ownership of each with regard to the Port of Tacoma City Marina Site. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFMETP1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFTACO7CAP032295: 03/22/95. W. Pugh, Director, Public Works Dept., City of Tacoma. Proposal for the Adoption of Existing Environmental Documents re the proposal for environmental remediation of contaminated soils on the west side of Thea Foss Waterway. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO3FS020195: 02/01/95. Ecology. Fact Sheet re Thea Foss Waterway Redevelopment Properties, First Parcel Cleanup. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

CACI MFMETP7LTR112294: 11/22/94. Yip Chun, Philip Spadaro, Hart Crowser, Inc. Transmits sampling and analysis results for Northwest Point Park soil/sediment characterization. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFCITM3IR060493: 06/04/93. Stephens, Ecology Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3LTR060493: 06/04/93. Megan White, Ecology. Notice of Additional PLPs at Tacoma Coal Gasification Site. Advises Waterway Properties, Inc. of the addition of Metropolitan Parks District to group of PLPs for the coal tar site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**METP Metropolitan Park District of Tacoma, continued**

Tacoma Coal Gasification Site. Advises Waterway Properties, Inc. of the addition of Metropolitan Parks District to group of PLPs for the coal tar site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFMETP3PLP060393: 06/03/93. Ecology. PLP Notification letter for Metropolitan Parks District of Tacoma. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

PRC F/WOTACO5CR060089: 06/01/89. Tacoma Planning Dept. City Waterway Review. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR051393: 05/13/93. Stephens, Ecology Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR120392: 12/03/92. J. Mercuri, Ecology Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC FBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Burlington Northern. Document type: Preliminary Assessment/Site Investigation. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPORA3IR072189: 07/21/89. Harvester, Ecology Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFWASD1IR062989: 06/29/89. WA Dept. of Transportation. Response to request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

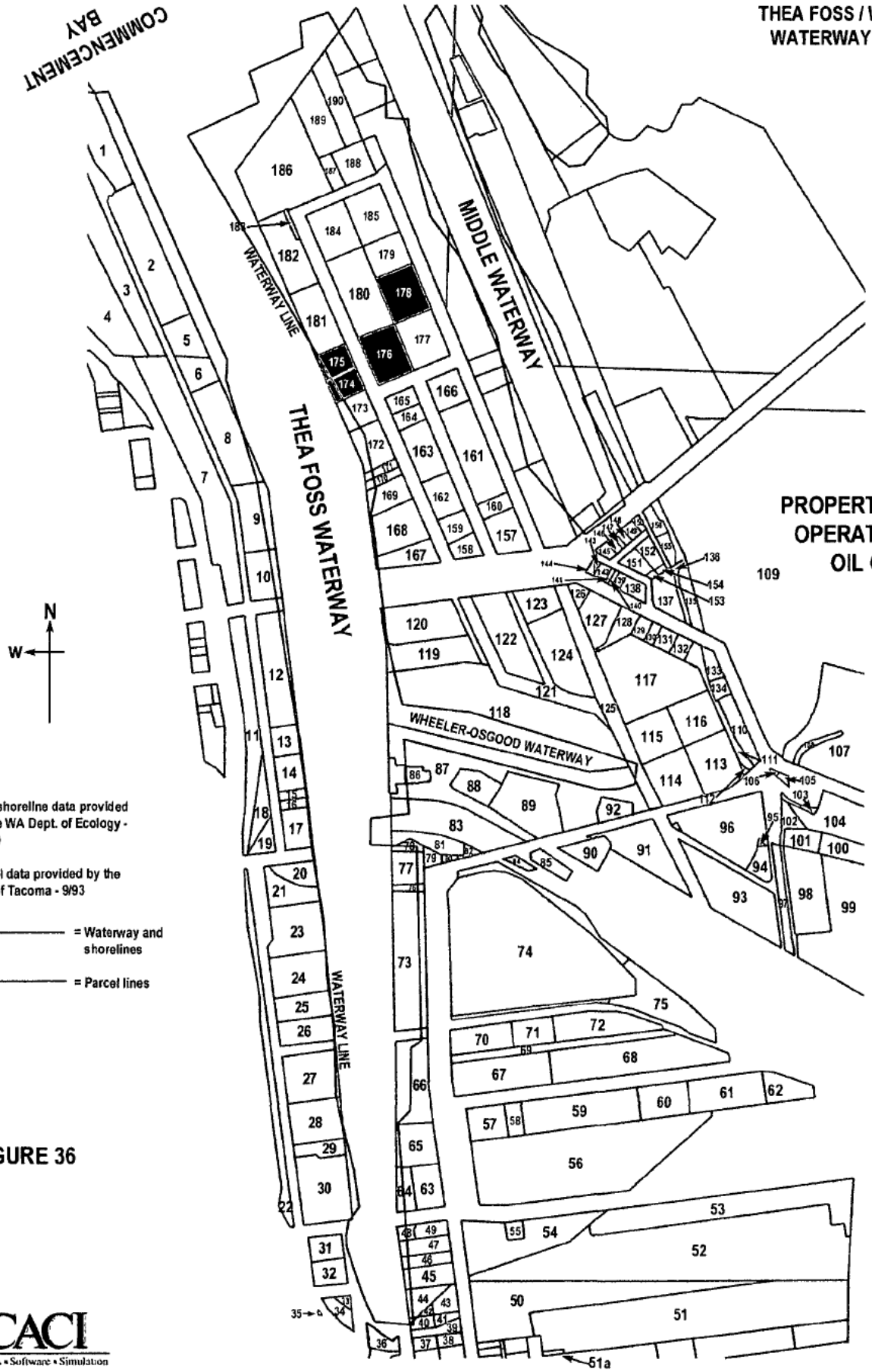



FIGURE 36

CACI
Systems • Software • Simulation

## MOBO Mobil Oil Corporation, continued

**Party address:**

520 East D Street
Tacoma, WA 98402

**Contact persons:**

Zane Bolen
Mobil Business Resources Corporation
Superfund Response Coordinator
Superfund Response Group - WOII-6w402
3225 Gallows Road
Fairfax, VA 22037-0001
(703) 849-5921
(703) 849-5920 (fax)

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **520 East D Street** (175, 174) | | | |
| 8950000670<br>6375000720 | Tosco | O/T | 1993 - Present |
| | BP Exploration and Oil | O/T | 1989 - 1993 |
| | Mobil Oil Corporation | O/T | 1960 - 1989 |
| | General Petroleum | O/T | 1926 - 1960 |
| **300 Block East D Street** (176) | | | |
| 6375000110 | Tosco | O/T | 1993 - Present |
| | BP Exploration and Oil | O/T | 1989 - 1993 |
| | Mobil Oil Corporation | O/T | 1960s - 1989 |
| | General Petroleum | O/T | 1926 - 1960 |

## MOBO Mobil Oil Corporation, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **5th and East E Street** (178) | | | |
| 6375000060 | Tosco | O/T | 1993 - Present |
| | BP Exploration and Oil | O/T | 1989 - 1993 |
| | Mobil Oil Corporation | O/T | 1960s - 1989 |
| | General Petroleum | O/T | 1926 - 1960 |

**Summary of Evidence:**

- Party owned property abutting and upland from the Mouth of the Thea Foss Waterway where it operated a petroleum product storage and distribution facility.
- Several spills of petroleum products are documented at the property; the spills have resulted in releases of LPAHs, phenol, and zinc to the waterway through groundwater seepage.
- At least one documented spill of an unidentified additive occurred at the property during the party's operation.

Mobil Oil Corporation (Mobil) operated a bulk terminal for receiving, storing, and shipping leaded and unleaded gasoline, diesel fuel, and other petroleum products on land that it owned abutting and upland from the Mouth of the Thea Foss Waterway. Mobil was in operation at this location from the 1960s until 1989 (PTI MFMOBO7RIR020590); in May 1989, BP Exploration and Oil (BP), a subsidiary of BP America, purchased the property and the petroleum operations thereon from Mobil. BP operated the facilities until 1993, at which point the operations were sold to TOSCO, the current owner and operator at the site (CACI MFBRIT7RIR030597, CACI MFTOSC7RIR071097). The property, which consisted of an office building, nine aboveground storage tanks, truck loading racks, a warehouse, runoff lagoon, and parking area, is part of the D Street Petroleum Terminal that makes up part of the peninsula between the Thea Foss and Middle Waterways. It has been the site of petroleum product storage and distribution operations since the 1920s (PTI MFMOBO7RIR072090).

Two pathways to the Thea Foss Waterway are documented for this party. First, shallow groundwater that contains floating petroleum product seeps from the waterway bank along the East D Street properties (PTI MFMOBO8RI060589). Second, storm water runoff and effluent from the groundwater treatment system are treated in an oil/water separator and discharged through an NPDES-permitted outfall (PTI MFMOBO3LTR103183, PTI MFMOBO7RIR072090). Several spills of gasoline, diesel fuel, and other petroleum products have been documented at the property over at least the past 30 years (PTI MFMOBO7RIR072090). Petroleum-contaminated groundwater has

**MOBO Mobil Oil Corporation, continued**

been observed leaking from the bank of the D Street Terminal since at least 1971, when Ecology documented a sheen on the surface water. The plume of floating product is believed to be the aggregate result of decades of spills from all operations at the D Street Terminal; no single causative agent or party is documented. Several attempts have been made to control the seepage, including pumping groundwater to collect free product, excavation of interception trenches, and placement of booms around the seepage face. In 1988, Ecology issued Consent Order DE 88-S345 to Mobil, UNOCAL Corporation, and Shell Oil Corporation to complete a remedial investigation of soil and groundwater at the D Street Terminal and to recover the floating product plume and prevent further releases (CACI MFMOBO3CO113088). As of October 1992, Mobil, Shell, and UNOCAL had completed the RI/FS, as well as the design and construction of a remediation system. The system, which went into operation on November 2, 1992, consists of a groundwater treatment train employing oil/water separation, air stripping, flocculation/settling, and carbon filtration. A second component of the system is a vapor extraction system which burns the extracted vapors. Although the system was intended to be in operation for at least five years in order to achieve cleanup goals, no documentation exists in the file or database regarding the success, if any, of the remediation system (CACI MFSHEO3IR102992).

During extensive sampling by Hart Crowser in 1989 as part of the Consent Decree between Ecology and Mobil, Shell Oil Company, and UNOCAL, arsenic was detected in subsurface soils at a concentration of 1.2 ppm, and chromium, copper, nickel, and zinc were detected at levels ranging from 5 ppm to 20 ppm. Benzene concentrations in subsurface soil ranged from not detected to 130 ppm, and ethylbenzene ranged from not detected to 350 ppm. Xylenes ranged from not detected to 1,7000 ppm. Twenty-six soil samples were analyzed for TPH, and concentrations ranged from not detected to 29,000 ppm. The highest TPH samples were collected above the water table in the free product lens area. For groundwater samples, which were analyzed for dissolved priority pollutant metals, Hart Crowser noted that thallium, selenium, mercury, silver, and beryllium were not detected. Several volatile halogenated compounds, including 1,1,1-trichloroethene (0.007 ppm), trichloroethene (0.007 ppm), and tetrachloroethene (0.002 ppm) were detected in groundwater collected from well MW-4, which is located in the Globe manufacturing building. The highest arsenic concentration, 0.15 ppm, was detected in monitoring well G-1, which is north of the Globe engineering office. Copper and lead ranged from not detected to 0.021 ppm, and zinc concentrations ranged from 0.002 ppm to 0.040 ppm. Benzene was detected at concentrations of 0.21 ppm to 35 ppm, and ethylbenzene was detected at concentrations of 0.001 ppm to 5.7 ppm. Xylenes were detected in groundwater at concentrations of 0.005 to 25 ppm. Phenols (including phenol, 2-methylphenol, 4-methylphenol, and 2,4-dimethylphenol) were detected at individual concentrations of 0.0006 to 0.2 ppm. The highest phenol concentrations were detected in the product lens area. Total PAH concentrations in groundwater ranged from not detected to 5.1 ppm, and the highest PAH concentrations were observed in the product lens area. Hart Crowser noted that the highest PAH compounds detected were low molecular weight PAHs (LPAHs) and included naphthalene, 2-methylnaphthalene, phenanthrene, and fluoranthene. Total high molecular weight PAHs ranged from not detected to 0.05 ppm. Benzo(a) pyrene, a suspected carcinogen, was detected in two samples at estimated concentrations of less than 0.001 ppm. Bis(2-ethylhexyl)phthalate was detected in 11 samples at concentrations ranging from 0.0012 ppm to 0.1 ppm Although the majority of the areal extent of the plume is located under Mobil, UNOCAL, and Globe properties along East D Street, a lobe extends from Shell's property on East E Street as well (PTI MFMOBO8RI060589).

**MOBO Mobil Oil Corporation, continued**

In 1983, Mobil notified Ecology that an oil and grease concentration of 2.2 ppm in the discharge violated the effluent limit of the NPDES permit issued to it, UNOCAL, and Shell (PTI MFMOBO3LTR103183). More recently, benzene, toluene, ethyl benzene, and xylene have been detected in the effluent from the groundwater treatment system during the 1989 Remedial Investigation (PTI MFMOBO8RI060589).

Lastly, Mobil's Supplemental Response to EPA's 1989 104(e) Request, which includes Interrogatory Responses in Globe v. Mobil, indicates that in April of 1988, Mobil had a spill of approximately 120 gallons of ARCO additive. Although Mobil indicated that the spilled additive did not penetrate the soil or enter the groundwater, it was necessary to remove 26 drums of contaminated soil. Mobil also indicated in its Supplemental Response that it had spilled an undetermined quantity of fuel oil in November of 1967, an undetermined quantity of diesel oil in August of 1969, 30,507 gallons of stove oil in October of 1969, 50,000 gallons of Certrex prior to June of 1971, an unknown quantity of regular gasoline in 1979, and 13,440 gallons of regular gasoline in February of 1981 (CACI MFMOBO7RIR072090).

The D Street Petroleum Site is considered by Ecology to be a major source of problem chemicals to the Mouth of the Thea Foss Waterway due to LPAH and HPAH contamination to site groundwater and soils. Groundwater beneath the site became contaminated as a result of past releases of petroleum products to the ground which occurred during transfer and storage activities. The times and specific locations of these releases are unknown. Petroleum-contaminated groundwater has been observed seeping from the bank of the D Street Petroleum site since at least 1971, when Ecology documented a sheen on the surface water. Several attempts have been made to control the seepage, including pumping of groundwater to collect free product, excavating interception trenches, and the placement of booms around the seepage face. Ecology issued Order on Consent No. 88-S345 in 1988 to Shell, Mobil, and UNOCAL for a remedial investigation and product recovery at the D Street Petroleum site. Each of the above parties has operated bulk petroleum storage and distribution facilities on the peninsula between Thea Foss and Middle Waterways. Several attempts were made to control the seepage, including pumping groundwater to collect free product, excavating interception trenches, and placing booms around the seepage face (CACI MFMOBO3CO113088, CACI MFMILE3SCR070193).

In 1988, Ecology issued Consent Order DE 88-S345 to Mobil Oil Corporation (Mobil), UNOCAL, and Shell Oil Corporation (Shell) to complete a remedial investigation of soil and groundwater at the D Street terminal, to recover the floating product plume, and to prevent further releases (CACI MFMOBO3CO113188). Extensive groundwater sampling by Hart Crowser, who conducted the remedial investigation (RI) on behalf of respondents Mobil, Shell, and UNOCAL, detected benzene (32 ug/l), toluene (35 ug/l), ethylbenzene (5.7 ug/l) and xylene (25 ug/l). The maximum values among the 32 wells sampled throughout the site for the PAHs naphthalene, acenaphthene, and phenanthrene were 760, 100, and 500 ppb, respectively. The following maximum values were noted for HPAHs: fluoranthene - 12 ppb; pyrene - 50 ppb; benzo (a) anthracene 1.0 ppb; chrysene - 2.0 ppb; benzo (ghi) perlyene - 1.0 ppb; and benzo (b) fluoranthene - 3.2 ppb. The maximum values for HPAHs indeno - (1,2,3-cd) pyrene and benzo (a) pyrene were estimated at 0.9 and 0.8 ppb, respectively. Hart Crowser noted that the highest soil PAH concentrations were collected from the product lens area. Other hazardous substances, both organic chemicals and metals, were also

**MOBO Mobil Oil Corporation, continued**

detected (PTI MFMOBO8RI060589, CACI MFMILE3SCR070193).

Hazardous substances have also been detected in the effluent from the storm water and groundwater treatment system at the D Street Terminal. In 1989, Hart Crowser requested an emergency exemption from the Shoreline Permit issued for the D Street Free Product Recovery System after becoming aware that the groundwater being discharged from the oil/water separator contained up to 90 ug/l volatile organic compounds, primarily benzene, toluene, ethylbenzene, and xylenes. Although these compounds were not regulated by the existing NPDES Permit, Hart Crowser advised Ecology of the situation and requested the emergency exemption because the discharges, which typically contained as much as 30 ug/l benzene, contained VOC levels in excess of the marine acute toxicity criteria (CACI MFMOBO8LTR060589).

In its Milestone 1 Report, Ecology lists the Mobil property as a confirmed (List 3) source of ongoing PAH contamination to the Mouth of the Thea Foss Waterway. The D Street Petroleum Site, of which the Mobil facility was a part, is considered a major source of contaminants to the Mouth of the Thea Foss Waterway (CACI MFMILE3SCR060193).

**Outstanding Issues:**

Current information associates this party with only petroleum releases.

**Corporate History:**

Mobil Oil Corporation was incorporated in Delaware in 1959 (PTI MFMOBO11CAR110288). Mobil is a subsidiary of Mobil Corporation, a holding company incorporated in Delaware in 1976. In May 1989 Mobil sold many of its North American assets, including the D Street Petroleum property and operations, to BP Exploration and Oil (PTI MFMOBO7RIR072089).

General Petroleum, Inc. was acquired by a predecessor of Mobil; for this reason, Mobil's 1997 104(e) Response was submitted on behalf of Mobil and General Petroleum (CACI MFMOBO7RIR040297).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) request for Information, Mobil Oil Corp. - RFI (CACI MFMOBO1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Mobil Oil Corp. (PTI MFMOBO1RIR072090). |

**MOBO Mobil Oil Corporation, continued**

11/30/88 Consent Order DE 88-S345 issued to Mobil, UNOCAL, And Shell Oil (PTI MFMOBO3CO113088).

__/__/__ NPDES Permit No. 000338-7 issued to the D Street Petroleum Terminal (No copy documented in party file.)

**Descriptions of Documents Related to Mobil Oil Corporation:**

CACI MFMOBO7RIR061797: 06/17/97. Zane K. Bolen, Mobil Business Resources Corp. Transmits 2 boxes of reports in response to Question 16 of EPA's 1/31/97 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO7LTR060789: 06/07/97. R.J. Brenner, Environmental Health and Safety Dept., Mobil Oil Corp. Request for an additional 14-day extension of time in which to respond to EPA's 104(e) request regarding Mobil's activities near the Thea Foss Water Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO7RIR040297: 04/02/97. Zane K. Bolen, Mobil Business Resources Corp. Response of General Petroleum Corp and Mobile Oil Corp to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBRIT7RIR030597: 03/05/97. David L. Bell, Law Dept., BP America. Response of BP America to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Mobil's letter requesting an extension of time in which to respond to EPA's 104(e) request f information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFMOBO7LTR021097: 02/10/97. Zane K. Bolen, Mobil Business Resources Corp. Confirms that Mobil has been granted a 30-day extension of time in which to respond to EPA's 104(e) request for information concerning General Petroleum's activities near Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Mobil Oil Corp's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFBRIT7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re BP Oil, TOSCO. Potential contaminants noted are PCBs, LPAHs. Site drainage is to Outfalls 738, 727, 217, 216, 881, 214, and possibly 213. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

**MOBO Mobil Oil Corporation, continued**

CACI MFSHEO3IR102992: 10/29/92. D. Reale, Ecology. UBAT Inspection Report for D Street Petroleum Site. References free phase contamination of groundwater; suspected contaminants include gasoline, BTEX, TPH, and LPAH. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFGF3IR102992: 10/29/92. Ecology. UBAT Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFGF3CAP071791: 07/17/91. Ecology. Responsiveness summary for D Street petroleum site for public information. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

PRC MFMOBO3FS050091: 05/01/91. Ecology. Fact sheet regarding MTCA cleanup order at D Street Petroleum Terminal. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

PRC MFGF3CAP020091: 02/01/91. Ecology. Proposed cleanup action plan. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

PRC MFMOBOCOM0000: 01/01/91. C. Douthwaite. Pleading filed in District Court, Western Distriot of WA Complaint. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

CACI MFMOBO7RIR072090: 07/20/90. R.J. Brenner, Mobil Oil Corp. Supplemental Response to EPA's 1989 104(e) Information Request to Mobil Oil Corp. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO8LTR060589: 06/05/89. Alex Tula, Hart Crowser, Inc. Request for Emergency Exemption from Shorelines Permit for D St Free Product Recovery System. Advises that VOCs in discharged effluent exceed marine acute toxicity criteria. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

CACI MFFICF7LTR011089: 01/10/89. Kevin Freeman, Dames and Moore. Letter report to American Savings Bank on Dames and Moore's assessment of Ecology's Order on Consent to Mobil, Shell, and Unocal concerning the D Street Petroleum site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO3CO113088: 11/30/88. Ecology. Order on Consent to Mobil Oil Corp., Shell Oil Co., and Union Oil Co. of CA dba UNOCAL. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

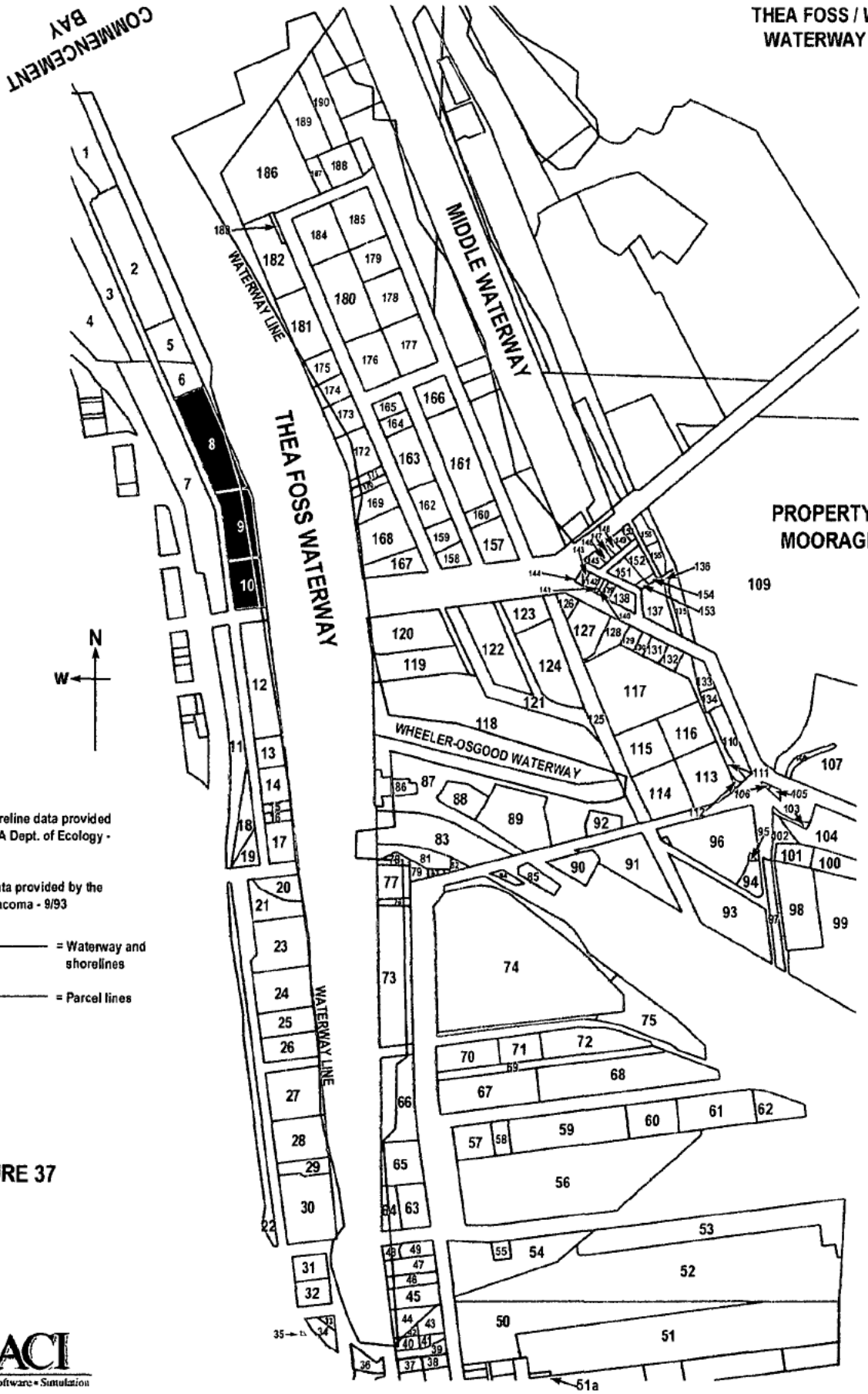
**MOBO Mobil Oil Corporation, continued**

PRC MFGF3CO113088: 11/30/88. Ecology. Order on Consent. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

PRC MFMOBO3LTR103183: 10/31/83. R.J. Edwards, Mobil Oil Corp. Letter to Ecology re Tacoma Terminal Separator. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFMOBO3LTR031281: 03/12/81. R.J. Edwards, Mobil Oil. Letter. Document type: Letter. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 37

CACI
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## MOOA Moorage Associates

**Party address:**

Moorage Associates
821 Dock Street
Tacoma, WA 98421

**Contact persons:**

Attorney
Robert Backstein
Eisenhower & Carlson, PLLC
1200 First Pacific Plaza
1201 Pacific Avenue
Tacoma, WA 98402
(206) 572-4500

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant/ Subtenant** | **Date** |
|---|---|---|---|
| **821 Dock Street** (8, 9) | | | |
| 8950002081<br>8950002181 | Moorage Associates | T | 1978-Present |
| | Metropolitan Parks District of Tacoma | O | 1991-Present |
| | Glacier Park Company | O | 1988-1991 |
| | Burlington Northern Railroad | O | Early 1900s-1988 |
| | Wasson Marine Sales & Service | T | 1995-Present |
| | Totem Marine Services | S/T | 1983-1993 |
| | Totem Boat Haven, Inc. | S/T | 1978-1981 |

## MOOA Moorage Associates, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant/ Subtenant | Date |
|---|---|---|---|
| | Totem Boat Haven, Inc. | T | 1974-1978 |
| | Action Marine, Inc. | S/T | 1986-Unknown |
| **1025 Dock Street and 11th and Dock Street** (10) | | | |
| 8950002100 | Moorage Associates | T | 1978-Present |
| | City of Tacoma | O | 1920s-Present |
| | Totem Boat Haven, Inc. | S/T | 1978-1993 |
| | Totem Boat Haven, Inc. | T | 1974-1978 |

**Summary of Evidence:**

- Party leases land abutting the head and mouth of the Thea Foss Waterway at which its subtenants have operated a marina and boat repair shop.
- Releases of contaminants associated with marina operations have been found in bank and subtidal sediments on and adjacent to the property.

Moorage Associates has leased three parcels of land abutting the Mouth of the Thea Foss Waterway from the City of Tacoma since 1978. Moorage Associates also leases from the Department of Natural Resources (DNR) submerged land fronting lots 1 - 6 and lots 7 - 11 of Block 63, lots 33 - 42 of Block 66, and lots 1 - 10 of Block 62 (PTI MFMOOA1RIR062990). DNR, in its 1997 104(e) Response, refers to Harbor Area Lease No. 22-002149, for a portion Tacoma Tideland Block 63, and Harbor Area Lease No. 22-002394, for area fronting Blocks 63 and 66. Both leases were entered into "for the purpose of building and maintaining wharves, docks and other structures for the convenience of navigation and commerce ..." (CACI F/WOWASR7RIR051897).

In 1979, Totem Boat Haven (Totem Boat) entered into a partnership with the Dock Street Group to form Moorage Associates, a Washington partnership which expanded certain areas of the facilities under two separate shoreline permits. From 1979 to 1983, Moorage Associates leased property at the site to Totem Boat. In 1982, Totem Boat sold all of its interest in Moorage Associates to the Dock Street Group (PRC MFTOTS1RIR041890). From 1974 to 1978, the property was operated by L.R. Westgard d.b.a. Totem Boat Haven and Totem Marine Services (Totem Marine) (PTI MFMOOA7RIR062990). Totem Marine continued to operate as sublessee at the site until approximately 1993, when it relocated to 820 East D Street on the east side of the waterway. Totem Boat Haven is no longer in existence (CACI MFTOTS7RIR041890, PRC

## MOOA Moorage Associates, continued

MFTOTS1RIR041890). Moorage Associates currently leases a portion of the property and showroom space to Wasson Marine for boat moorage and sales (CACI MFMOOA7RIR040497).

The City Waterway Environmental Review, June 1989, notes that the property currently leased by Moorage Associates has been used since 1912 for warehouse and moorage, and that none of the historic site uses indicate the potential for site contamination problems (PRC F/WOTACO5CR060189). However, the Round 2 Data Evaluation Report notes SQO exceedences in offshore sediments[1] (owned by DNR) of HPAHs, Mercury, and Bis(2-ethylhexyl)phthalate (BEP). Enrichment ratios for these compounds were as follows: HPAHs ranged from 1.03 to 1.67; LPAHs were 1.27; Mercury was from 1.08 to 1.29; and BEP ranged from 2.23 to 2.85. A bank sample at the Moorage Associates location revealed exceedances HPAHs, metals (antimony, copper, lead, and zinc), and BEP. HPAHs in the bank sample had an enrichment ratio of 1.10 to 1.63, and the ratios for metals were between 1.04 and 2.67. BEP had an enrichment ratio of 1.62 (CACI F/WOEPA1TR042997). Appendix G to the Round 2 Data Evaluation Report also noted TPH, BTEX, and lead in the soil near the onsite UST. The contaminated soil was either removed or remediated (CACI F/WOEPA1TR070197). Active remediation for this site is not recommended, although Appendix G to the Round 2 Data Evaluation does recommend implementation of best management practices at the marina (CACI F/WOEPA1SCR070197).

### Totem Marine Services

Totem Marine Services' (Totem Marine) operations at 705 Dock Street involved the repair and maintenance of pleasure boats (CACI MFTOTS7RIR030797, PRC MFTOTS3IR120392). Totem Marine used and disposed of petroleum products such as various oils and solvents, and it also used paints for hull refinishing. Used oils and solvents were stored in an above-ground tank for disposal by a recycling company. Totem Marine here was seldom any left over paint, and empty paint containers were disposed of through normal garbage collection (PRC MFTOTS7RIR041890).

Totem Marine washed boats as part of its operation although Ecology Inspectors noted, during a December 3, 1992 inspection, that the area in which the boats were washed did not appear stained with paint or residues. Mr. L.R. Westgard, owner of Totem Marine, told Inspectors that the facility painted (and presumably washed the hulls of) approximately 30 boats per year. The primary activity at the site was engine and outdrive work on power boats. Painting and hand sanding were conducted inside the shop building on the property. No mention is made in the Ecology Inspection Report about drains or pathways from the shop area to the waterway. Used oil was collected in a 250-gallon tank in the shop. Inspectors noted that there was kitty litter spread around on the floor near the tank to absorb leaks and spills (PRC MFTOTS3IR120392). All paints were stored in a paint locker, and empty paint cans were disposed of through normal garbage collection systems (PRC MFTOTS7RIR041890).

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[1]Offshore sediment samples were obtained from areas approximately between the bank and just slightly beyond the slips furthest from the marina.

## MOOA Moorage Associates, continued

Ecology's Mouth of the Thea Foss Milestone 1 Report listed Totem Marine Services as a probable (List 2) source of contamination to the waterway for its Dock Street operations, but that existing information suggests that the facility does not currently contribute problem chemicals to the waterway (CACI MFMILE3SCR060193).

Totem Boat Haven

Totem Boat Haven (Totem Boat) operated a marina and boat storage facility, and provided fueling, moorage, and haul out service for pleasure boats (PTI MFMOOA1RIR062990, PTI MFTOTS1RIR041890, PRC MFTOTS3IR121692). Runoff from the property drains through catch basins in the paved parking areas to outfalls along the waterway bank (PRC MFTOTS3IR121692, PRC MFTOTS3IR120392). Totem Boat washed no boats on its property (PRC MFMOOA3IR121692, PRC MFTOTS3IR120392). No sampling data or other information about the presence of problem chemicals, if any, in the storm water and wash water discharges is documented in the party files or database.

### Outstanding Issues:

No information about the activities or releases of problem chemicals, if any, at the Moorage Associates property before the Ecology inspections in 1992 are documented in the database or party files. Similarly, no releases of problem chemicals as a result of boat washing activities or other pathways are documented in the files or database.

As a general partnership, the partners of Moorage Associates would have liability. The partners, current and past, may/should be named in any complaint filed for recovery of costs.

Moorage Associates did not respond to the initial General Notice Letter and 104(e) Request for Information that was sent out in April of 1989. A second Notice Letter and Request for Information was sent out on January 29, 1990 (PTI MFMOOA1LTR012990).

### Corporate History:

Moorage Associates is a Washington general partnership formed in September 1978. Since 1983, the partnership has consisted of the Dock Street Group and the City Waterway Group, both of which are general partnerships involved in ownership and management of land along the Thea Foss Waterway. Previous partners included Totem Boat Haven, Inc. (at the time owned by Mr. L.R. Westgard), Mr. Bruce Holiday, and Mr. Dennis Smith. Totem Boat Haven sold its interest in the partnership to the Dock Street Group in 1982 (PTI MFMOOA1RIR062990, PRC MFTOTS7RIR041890).

## MOOA Moorage Associates, continued

**Administrative Actions:**

| Date | Document |
|---|---|
| 04/24/89 | General Notice Letter, and 104(e) Request for Information, Moorage Associates - GNL/RFI (PTI MFMOOA1GNL/RFI042489) |
| 01/31/97 | 104(e) Request for Information - RFI (CACI MFMOOA1RFI013197) |

**Descriptions of Documents Related to Moorage Associates:**

CACI MFMOOA1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Moorage Associates' status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR070197: 07/01/97. EPA Regoin 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI MFMOOA7RIR040497: 04/04/97. Robert J. Backstein, Esq., Eisenhower & Carlson, PLLC. Response of Totem Marine Moorage Associates to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOWASR7RIR031897: 03/18/97. Craig E. Partridge, Manager Aquatic Resources Division, WA Dept of Natural Resources. Response of the Washington Dept of Natural Resources to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFTOTS7RIR030797: 03/07/97. L.R. Westgard, Totem Marine Services. Response of Totem Marine Services to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOOA1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Moorage Associates' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFMOOA7LTR022197: 02/21/97. Robert J. Backstein, Esq., Eisenhower & Carlson, PLLC. Request for a 30-day extension of time in which to respond to EPA's 104(e) request

**MOOA Moorage Associates, continued**

regarding Totem Marine Moorage Associates' activities near the Thea Foss Waterw Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOOA1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Totem Marine Moorage Associates. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

PRC F/WOTAXDATA090193: 09/01/93. City of Tacoma. Property tax database. Document type: Unknown- PTI will find at later date. Enforcement quality: Documents from agencies/agents.

PRC MFMILE3SCR070193: 07/01/93. Ecology. Mouth of Foss Waterway Milestone Report. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC MFTOTS3IR121692: 12/16/92. Mercuri, Coleman, Inspectors, Washington Department of Ecology. UBAT Inspection Report; catch basins in parking lot; all work on boats done inside building, no boats are washed; no current sources of problem chemical rel Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI MFMOOA7RIR062990: 06/29/90. Moorage Association. Response to Request for Information from Moorage Association. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTOTS7RIR041890: 04/18/90. Totem Marine Services. Response to request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI MFTOTS1RFI012990: 01/29/90. Lynne Kershner, Assistant Site Manager, EPA Region 10. Certified letter to Mr. LR Westgard, Totem Boat Haven, regarding GNL. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PTI MFMOOA1LTR012990: 01/29/90. Lynne Kershner, Assistant Site Manager, EPA. Letter regarding GNL of April 1989. A second GNL and RFI has been sent and a response is expected within 3 weeks or civil action may be initiated. Document type: Letter. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

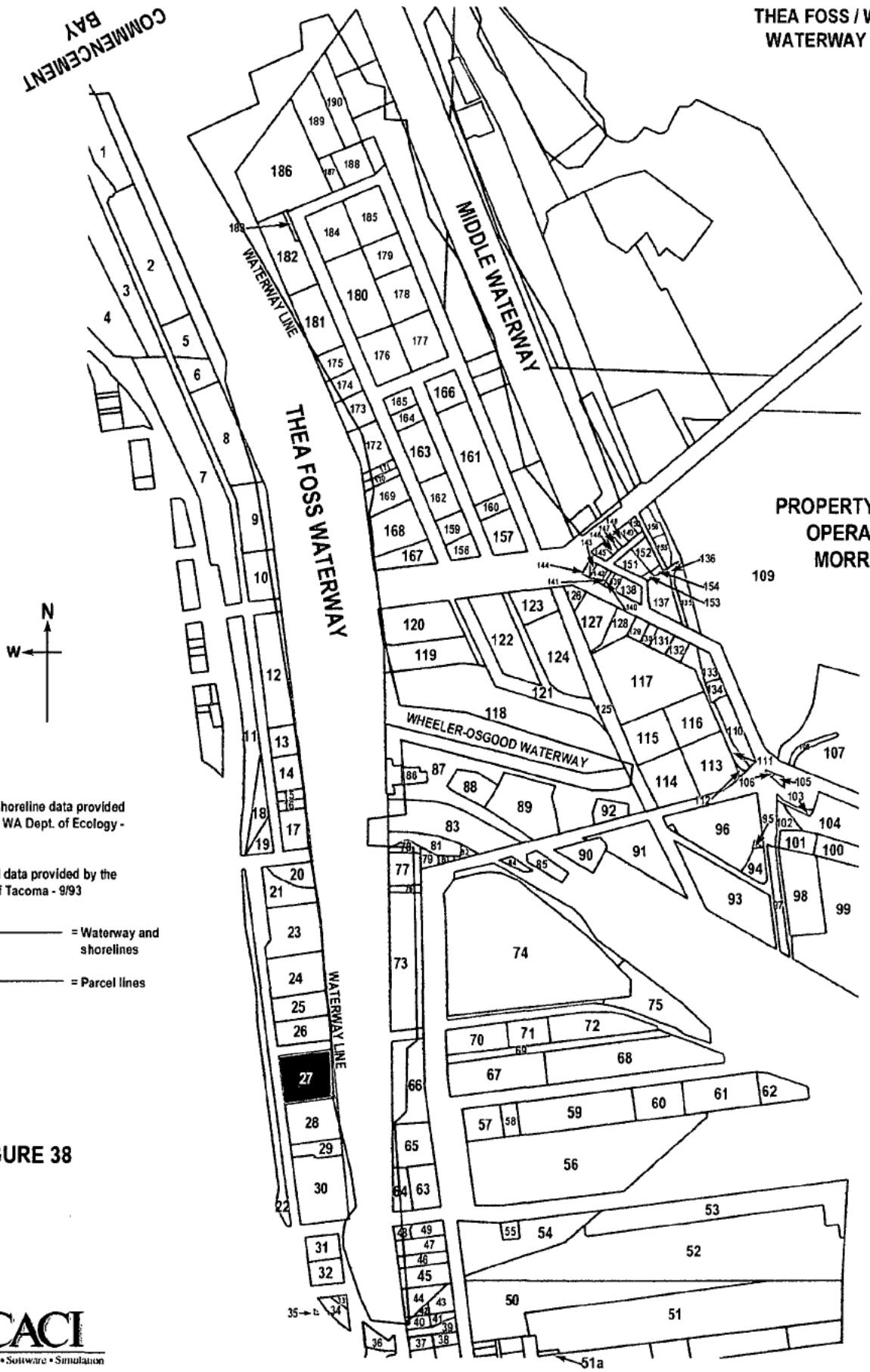


FIGURE 38

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## MORJ Jack Morris and Sons, continued

**Party address:**
1801 Dock Street
Tacoma, WA 98402

**Contact persons:**

Jack Morris
26458 Maple Valley Highway
P.O. Box 650
Maple Valley, WA 98038

Attorney:
Robert Backstein
c/o Eisenhower & Carlson, PLLC
1200 First Interstate Plaza
1201 Pacific Ave.
Tacoma, WA 98402
(253) 572-4500

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1801, 1813 Dock St.** (27) | | | |
| 8950001840 | City of Tacoma | O | 5/93-Present |
| | City Waterway Limited | O | 1984-1993 |
| | Morris & Sons Partnership | O | 1975-1984 |
| | Pacific Coast Coal and Oil | O | 1952-1975 |
| | Magnussen Marine Brokerage | T | 1987-1995 |
| | City Waterway Marina | T | 1984-Present |

## MORJ Jack Morris and Sons, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Unocal/Pacific Coast Oil of Tacoma | T | 1967-1993 |

**Summary of Evidence:**

1801 Dock Street

- Party owned property abutting head of the Thea Foss Waterway, where a marina, a marine brokerage, and an oil and coal distribution center had been operated.
- Site has heavy TPH/PAH contamination.
- Bank sediments containing SQO exceedances of PAH have been documented.
- Surface water runoff and groundwater are possible pathways to the waterway.

[Please see narrative for City Waterway Enterprises.]

Jack A. Morris, the former owner and General Partner of Morris and Sons, a Washington general partnership, is the former owner of property located at 1801 and 1811 Dock Street (Parcel No. 8950001840). This property is currently owned by the City of Tacoma, who purchased it from City Waterway Enterprises (CWE) in May of 1993. Morris is also the registered agent for CWE. From February 1988 until May of 1995, the Magnussen Marine Brokerage operated a yacht brokerage on the property, which they leased from CWE (CACI HFMAGM7RIR073097). It is believed that CWE operated a marina on the property (PRC HFTACO7ECDN090293, CACI HFMAGM7RIR073097), although no mention is made to the marina operation in CWE's 1997 104(e) Response. From September 1967 to June 1993, Pacific Coast Oil (PCO) of Tacoma, a wholly owned subsidiary of Unocal, operated an oil distribution center on the property. PCO leased the property between 1967 and 1993 from Pacific Coast Coal and Oil (PCCO), Morris and Sons, and later from CWE (CACI HFCITY7RIR040197, CACI HFPPCS7RIR032597). The property owned by Pacific Coast Coal Company was originally used as a coal storage and distribution site beginning in the late 1800s (PRC HFTACO7ECDN090293). Jack Morris' family purchased the assets of Pacific Coast Coal in 1952 and renamed it Pacific Coast Coal and Oil (PCCO). In 1966, Morris created Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma, both of which were sold to Unocal in 1967. Morris, or PCCO, retained ownership of the property. In 1969, Morris liquidated PCCO and created Morris and Sons, a general partnership, whose assets included the property at 1801 Dock Street. In 1984, Morris created CWE, a limited partnership, to which he transferred the assets of the marina and the property at the 1801 Dock Street location. City Waterway Marina, believed to be a subsidiary of CWE, has operated a small marina on the east side of the property since the early 1980s (CACI HFUNIO7LTR052197, CACI

**MORJ Jack Morris and Sons, continued**

HFCITY9TCR121697).

Bison Engineering, Inc. (Bison), who conducted a Phase II Environmental Assessment of the Morris property (and others) in 1990, identified TPH and carcinogenic PAHs as contaminants on the site. TPH contamination was found as high as 11,724 ppm on the northwest side of the site near a pad which had previously held a storage tank. Samples along the east fence of the site revealed concentrations of 912 ppm and 312 ppm. Analysis of the sample obtained on the western side of the site, closer to the waterway, showed levels of three known carcinogens and four suspected carcinogens that exceeded Ecology's cleanup levels for non-industrial soils (CACI F/WOTACO7PASI112190). TPH and PAH concentrations above levels of concern were detected in subsurface soils across the site. In February and March of 1993, Black and Veatch Waste Science and Technology Corp. (Black and Veatch) conducted a selective site investigation of surface and subsurface soils and groundwater at the Morris property. Eleven soil borings were conducted as part of the investigation, six of which were completed as monitoring wells. Soil and groundwater samples were analyzed for volatile organics benzene, ethylbenzene, toluene, xylene, dichlorobenzene, PAHs, TPH, and selected metals arsenic, cadmium, chromium, lead, and mercury. Detectable levels of carcinogenic PAHs were identified in soil samples from all boreholes on the Morris property. The highest concentration of 30.83 mg/kg total carcinogenic PAH was detected at six to eight feet in borehole SB-3M. The lowest carcinogenic PAH concentration, 0.33 mg/kg, was detected from the same borehole. Of 74 soil samples, 44 contained detectable TPH concentrations. Of the 44, 28 were analyzed quantifying the diesel, heavy petroleum and gasoline fractions. The heavy petroleum fraction accounted for 85 percent of the TPH detected above 200 mg/kg. TPH concentrations appeared generally to be in the upper six to eight feet of soil across the site. The highest detection of TPH was 11,780 mg/kg at two to four feet in borehole SB-3M (CACI HFTACO8RI080194).

More recently, the Round 2 Data Evaluation Report for Thea Foss and Wheeler-Osgood Waterways notes SQO exceedances of LPAHs and HPAHs in an intertidal bank sample obtained from the former Morris property. The exceedance ratio for LPAH was 1.47 and for HPAHs was 1.08 (CACI F/WOEPA1TR042996).

Jack Morris owned and operated a 50-plus slip marina on the property owned by City Waterway Enterprises at 1811 Dock Street. The site was inspected by Ecology UBAT Inspectors Herold and Mercuri in the fall of 1991. The Inspectors noted that there were three house trailers on the property, one of which was used as a shop for the marina and storage of equipment and solvents for painting. Waste oil was deposited in a 275-gallon tank and collected and recycled by Ramcor Waste Oil. No spills or releases were noted in the Inspection Report (PRC HFCITY3IR090193). However, SQO exceedances were noted in a subtidal sediment sample obtained from slightly beyond the eastern end of the marina for a number of compounds. The compounds detected and exceedance ratios were as follows: HPAHs (1.42 - 2.13); LPAHs (1.10 - 1.80); mercury (1.54); 4,4-DDD (1.69); PCB (3.13); and BEP (7.69) (CACI F/WOEPA1TR042996). Appendix G to EPA's Round 2 Data Evaluation notes that studies show that marinas are a source of PAH, mercury, BEP, and TBT (CACI F/WOEPA1TR070197).

The Washington Dept. of Natural Resources (DNR), in its 1997 104(e) Response, refers to Harbor

## MORJ Jack Morris and Sons, continued

Area Lease No. 22-002575, for the Harbor Area fronting Tacoma Tideland Blocks 56, 57, and 58, with Morris and Sons d.b.a. City Waterway Marina, entered into on June 30, 1982, for a term of 30 years, "for the purpose of building and maintaining open moorage marina..." (CACI F/WOWASR7RIR051897).

**Outstanding Issues:**

It is unknown whether Morris and Sons is currently a Washington corporation as they do not appear in the Secretary of State database under the name "Morris and Sons," "Morris & Sons," or anything similar. A listing in Black Diamond, WA for the name "Morris & Sons" does appear in one of the Internet directories under the category "Coal-Wholesale." The Black Diamond address listed for Morris & Sons in the Internet directory is the same as that found in the Washington Secretary of State database for CWE.

**Corporate History:**

The Morris family bought all of the assets of Pacific Coast Coal in 1952, and at that time created Pacific Coast Coal and Oil. In 1966, Jack Morris created Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma, into the latter of which he merged Pacific Mutual Fuel Co. In 1967, Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma were sold to Unocal, and were thereafter operated as wholly-owned subsidiaries of Unocal. Pacific Coast Coal and Oil remained as a corporation after the sale of the Pacific Coast Oil entities to Unocal, although Morris liquidated the company in 1969. The assets were distributed to the stockholders, and Morris then created Morris & Sons, a general partnership, with his portion of the assets. In approximately 1984, Morris extracted the marina and the Dock Street property portion of the assets of Morris & Sons and created City Waterway Enterprises (CWE), another limited partnership.

**Administrative Actions:**

| Date | Document |
|---|---|
| 7/25/97 | General Notice Letter, Jack Morris and Sons - GNL (CACI HFMORJ1GNL072597) |
| 1/31/97 | 104(e) Request for Information, Jack Morris and Sons - RFI (CACI HFMORJ1RFI013197) |

**Descriptions of Documents Related to Jack Morris and Sons:**

CACI HFMORJ8DIRECT121697: 12/16/97. U.S. West. List of businesses from Internet

**MORJ Jack Morris and Sons, continued**

directory. Includes listings for Morris & Sons and Morris Coal Sales under category 'Coal - Whsle.'. Document type: Directory - POLK, REIL. INTERNET. Enforcement quality: Unknown.

CACI HFMAGM7RIR073097: 07/30/97. Ron Magnussen, Magnussen Marine Brokerage. Response of Magnussen Marine Brokerage to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Morris & Sons/Jack Morris re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCITY1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered City Waterway Enterprises' status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO7LTR052197: 05/21/97. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Transmits documents which show UNOCAL and Exxon operation of oil distribution facilities on the Morris property at 1801, 1811, and 1813 Dock St. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY7RIR041197: 04/11/97. Robert J. Backstein, Eisenhower & Carlson, PLLC. Response of Jack Morris and City Waterway Marina to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Jack Morris' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMORJ7LTR022197: 02/21/97. Robert J. Backstein, Esq., Eisenhower & Carlson, PLLC. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Jack Morris' activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY7LTR022197: 02/21/97. Robert J. Backstein, Eisenhower & Carlson, PLLC. Request on behalf of City Waterway Enterprises, Jack Morris, and Totem Marine Services for extension of time in which to respond to 104(e) request for information. Document type: Letter.

**MORJ Jack Morris and Sons, continued**

Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMORJ1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Morris & Sons c/o Jack Morris. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFCITW1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter to City Waterway Enterprises re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/ agents.

CACI HFCITY11CAR111595: 11/15/95. WA Secretary of State. Corporate Record for City Waterway Enterprises, Limited Partnership. Notes that an amendment was filed on 11/15/95. Document type: Corporate Annual Report. Enforcement quality: Unknown.

CACI HFEXXC5LTR052595: 05/25/95. Robert Betcone Jr, Assistant City Attorney, City of Tacoma. Letter to Exxon Risk Management Services re a possible increase in the total costs for the Morris Site remediation due to the discovery of additional contamination. Document type: Letter. Enforcement quality: Documents from agencies/ agents.

CACI HFEXXC5LTR051095: 05/10/95. Robert Betcone, Jr, Assistant City Attorney, City of Tacoma. Letter to Michael Pasquier, Exxon Risk Management Services, transmitting documents which are supportive of the City's position that PLP status will attach to Exxon on the Morris property. Document type: Letter. Enforcement quality: Documents from agencies/ agents.

CACI HFEXXC7LTR050995: 05/09/95. Michael T. Pasquier, Exxon Risk Management Risk Services. Letter to Robert Betcone, Jr requesting documentation indicating that Exxon contributed to the contamination at the Morris Site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR050297: 05/02/97. Robert J. Backstein, Esq., Eisenhower & Carlson, PLLC. Advises that Jack Morris and City Waterway Enterprises are one in the same; City Waterway Enterprises is a corporation of which Morris is the General Partner. Document type: Letter. Enforcement quality: Documents supplied by PRPs/ agents.

CACI HFEXXC5LTR050195: 05/01/95. Robert Betcone, Jr, Assistant City Attorney, City of Tacoma. Transmits a cost recovery settlement proposal re Morris property remediation and articulates the City's position re its commitment to redevelopment of the waterfront property on the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFTACO5ECDN090293: 09/02/93. City of Tacoma Planning Dept. Determination of SEPA non-significance for remediation and redevelopment of the 1801-1811 Dock St. property; notes petroleum oil, PAHs, lead. Document type: Environmental Checklist/Determination of non-significance. Enforcement quality: Documents supplied by PRPs/agents.

**MORJ Jack Morris and Sons, continued**

CACI HFPPCS3MEMO062993: 06/29/93. M. Coleman, Ecology. Memo to D. Smith re status of Pacific Coast Oil/Morris Properties on Thea Foss waterway. Discusses available data suggesting PAH values exceeding both MTCA standards and CBN/T SQO. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFPPCS3MEMO062993: 06/29/93. Ecology. Memo concerning status of Pacific Coast Oil and J.H. Galbraith with groundwater sampling results. Although groundwater contains LPAH and metals, WDOE does not think that surface water is transporting contaminants to waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY6LTR102788: 10/27/88. Gary Porter, Tacoma Pierce County Health Dept. Advises City Waterway Enterprises that TPCHD has completed its review of the tank removal at 1801 Dock St. and that the site is now believed to be within acceptable contamination limits. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMORJ7LTR040385: 04/03/85. Jack Morris, Morris and Sons. Advises lessee Pacific Coast Hemphill that Jack Morris has changed the name of marina at 1801 Dock Street to City Waterway Enterprises. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR091184: 09/11/84. Jack Morris, Morris & Sons d.b.a. Pacific Coast Coal and Oil Co. Letter to C. Corsiglia of Hemphill Oil Sales re one-year lease extension effective 10/1/84. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR100281: 10/02/81. Jack Morris, Morris and Sons. Confirms conversation re increase in rent for office and yard space at Tacoma facility. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR031979: 03/19/79. Jack Morris, Morris and Sons. Requests opportunity to discuss new lease schedule subsequent to the cessation of Pacific Coast Hemphill Oil Co.'s use of oil storage tanks. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIO7LTR072578: 07/25/78. J. Byrum, Coast Mutual Oil. Advises Jack Morris that tanks rented from Morris at 1801 Dock St. will not be needed after 8/1/78. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR062177: 06/21/97. Jack Morris, Morris and Sons. Confirms conversation re reduction of rent for Tacoma property. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**MORJ Jack Morris and Sons, continued**

CACI HFMORJ7LTR122976: 12/29/76. Jack Morris, Morris and Sons. Advises of increase in rent for Tacoma property as a result of addition of oil storage tanks. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

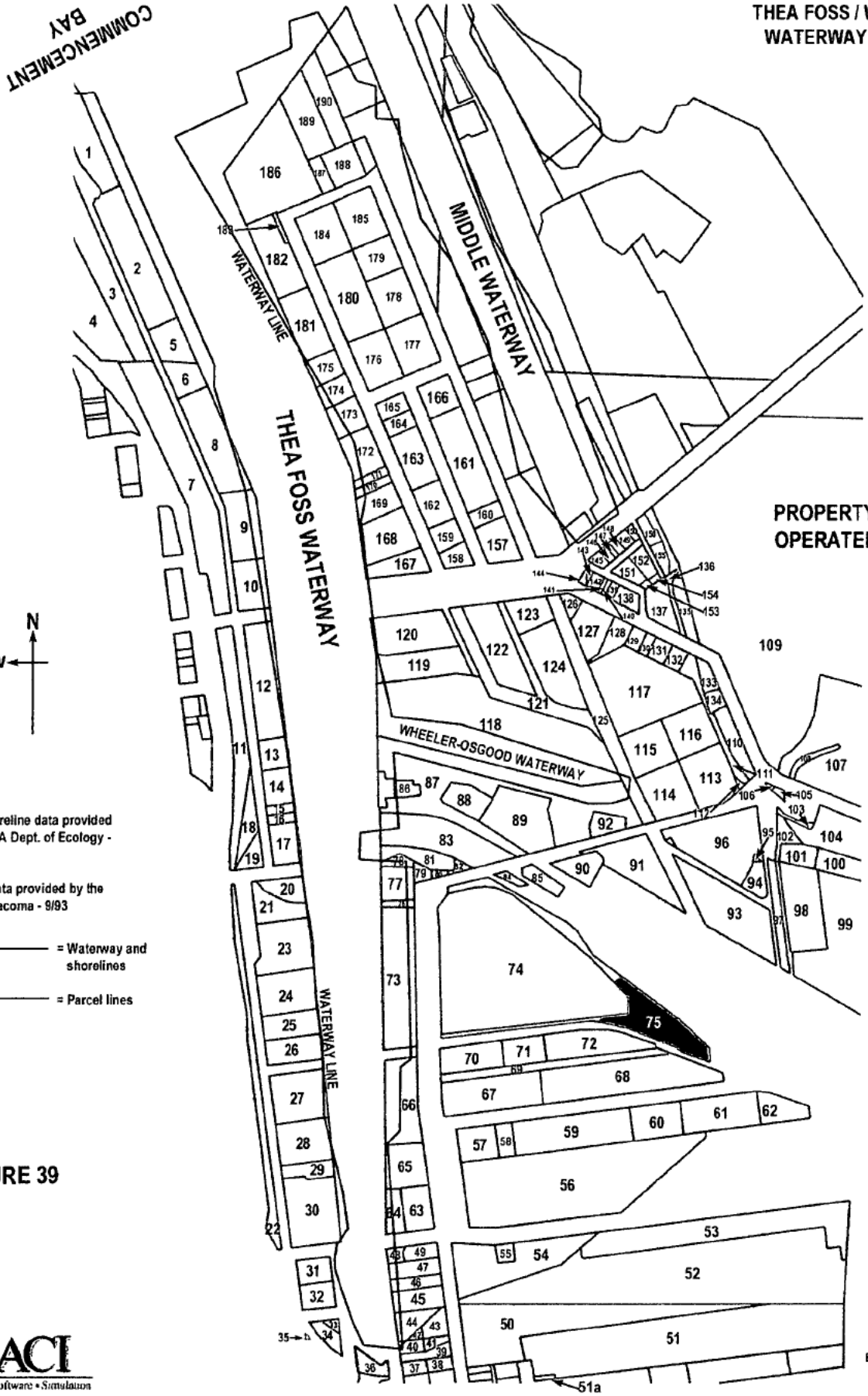


FIGURE 39

CACI
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**MPSI MPS, Inc., continued**

**Party address:**
457 East 18th St.
Tacoma, WA 98421-2404

**Contact persons:**

James Roberts
P.O. Box (b)
La Quinta, CA 92253

Attorney
Polly McNeill, Esq.
Summit Law Group
1505 Westlake Ave. North
Suite 300
Seattle, WA 98109
(206) 281-9881

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th St.** (75) | | | |
| 8950001712 | MPS Terminal Corp. | O | 1995-Present |
| | MPS Tacoma, Inc. | T | 1998-Present |
| | MPS, Inc. | T | 1990-1998 |
| | James Roberts and Scott Campbell Joint Venture | O | 1989-1994 |
| | Truck Rail Handling | T | 1994-Present |
| | Arrow Transportation | T | 1990-Present |
| | Exxon Chemical | T | 1990-Present |

**MPSI MPS, Inc., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Eastman Chemical | T | 1990-1996 |
| | WesPac Transportation | T | 1990-1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990-Present |
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908-1990 |

**Summary of Evidence:**

- Party purchased property, formerly used as a rail yard and refueling station, from Union Pacific Railroad in 1989.
- Party has operated a rail car transloading facility at 457 East 18th St., upland from the Head of Thea Foss Waterway, since approximately 1990.
- A variety of chemicals have been transloaded at party's facility, the MPS site, including BEP and Phthalates.
- Storm drains on the site are pathways to the Head of the Foss Waterway and drain to Outfalls 245 and 248.
- BEP and phthalates have been detected at high concentrations both in the waterway and in soils on the MPS site.

**MPSI MPS, Inc., continued**

[Please see the narrative write-ups for Scott Campbell and James Roberts.]

MPS, Inc. (MPS) is the master tenant of the property situated at 457 East 18th Street in Tacoma, WA, which is commonly known as the MPS Site. The joint venture of Scott Campbell and James Roberts purchased the property on which the MPS site is located from Union Pacific Railroad (UPRR) in 1989, and the MPS Terminal was constructed in May of 1990 to operate as a rail-truck transloading facility. In addition to owning the MPS site property, the joint venture also owned the corporations MPS, Inc. (the operating entity at the MPS site) and MPS Terminal Corp. (CACI HFROJK7RIR033197). Campbell's interest in the property was transferred to Roberts on December 31, 1994, who subsequently transferred title to MPS Terminal Corp. (CACI HFMPSI7PLDG100698).

Different portions of the MPS site have been leased to Arrow Transportation (1990 - 1997), to Truck Rail Handling (1994 to the present), and to Chemtron Polymers (1996 to the present). Arrow Transportation Co. operated the transloading operation at the MPS site from 1990 until 1992, and MPS conducted these operations from 1992 until 1994. Product that was transloaded was either brought in by rail car and shipped out by truck or brought in by truck and shipped out by rail. The transloaded materials included plasticizers, dry plastic pellets, spent sulfuric acid, titanium dioxide, and methylene diphenol chloride and were transloaded for customers such as DuPont Chemical, Exxon Chemical, Eastman Chemical, General Chemical, Occidental Chemical, and Rubicon Chemical. In 1994, MPS entered into an agreement with Truck Rail Handling (TRH) whereby TRH assumed control (from MPS, Inc.) of the operation of the transloading facility. The transloading facility included a containment system which was designed to capture and treat product spills and stormwater (CACI HFROJK7RIR033197). However, Ecology noted in an October 1996 letter to MPS, Roberts, and his attorney Jim Davis that the containment system was not functioning, and that the rail area liners had been damaged from a derailment that occurred shortly after the operation was started up. Inspectors were told at the time of the inspection on October 5, 1996 that the railroad company responsible for the derailment had paid for the damages but the liner was never repaired. The Inspectors also noted that both liners (north and south) needed to be secured at both ends (CACI HFMPSI5IR010596). The original intent was for stormwater from the contained area to be collected in two large standing tanks, which would then be used as makeup water for the truck washing operation at Arrow Transportation. According to UBAT Inspector Joyce Mercuri, the system was never implemented, and potentially contaminated water has, for the duration of the operation, been allowed to flow freely to the gravel surface of the rail transloading area (CACI HFMPSI3LTR012996).

Runoff from the MPS site discharges to two separate outfalls, both of which drain to the Head of Thea Foss Waterway: the east side of the property flows to Outfall No. 245, and the west side drains to Outfall No. 248. At the time of the October 1996 inspection, no cleaning of the storm system had been performed, although the Inspectors noted that Campbell had indicated in the past that he planned to do this in the future (CACI HFMPSI5IR010596). There were solids present in the catch basins at the time of the inspection. There are a total of six tanks in the tank farm of the MPS site. Four tanks are dedicated to storage of plasticizers and two were to have been for contact stormwater collected from within the containment areas. Product is loaded from the rail

**MPSI MPS, Inc., continued**

cars to trucks or to the storage tanks in the case of plasticizers which are stored. The trucks are also loaded from the tanks.

CleanCare Corp. (CleanCare) entered into a Service Agreement with MPS, Inc. in June of 1997 for the pressure cleaning of the portions of the storm drain system at the MPS site (on the west side near the tank farm and the east side near Arrow's former operations) and the disposal of sludge and sediments found in the drainage system. The actual work was completed in July of 1997. After the pressure washing operations, there were no sediments or sludge left in the catch basins or drain lines to test. Liquids and sludge removed from the storm system were, however, sampled and tested for the presence of BEP (CACI HFMPSI7CR061797).

The City of Tacoma Sewer Utility conducted the follow-up sampling at the MPS site in 1998 as part of an ongoing BEP source investigation and found significant SQO exceedances for BEP. SQO exceedances of other constituents, such as HPAHs, were noted as well. On April 15, 1998, 4-Methylphenol was observed at a concentration of 180,000 ug/kg, Fluoranthene was observed at 2,700 ug/kg, and Phenol was detected at 1,500 ug/kg in catch basin S9 sediments (south and east of the truck wash area). Concentrations of 4-Methylphenol on April 15 were 3,200, 3,200, and 4,200 ug/kg in catch basins WCG (south of the west rail area), S1 (south of the tank farm), and S3 (east of the tank farm), respectively. BEP was detected on the same date at concentrations of 2,700 ug/kg, 67,000 ug/kg, and 54,000 ug/kg in catch basins 407 North (on the south side of 18th Street near Building A), the office catch basin, and catch basin S9, respectively. BEP was also detected on April 15 at concentrations of 6,200 ug/kg, 120,000 ug/kg, and 92,000 ug/kg in catch basins WCG, S1, and S3 (the site of the asphalt spill near the rail containment area), respectively. Phenol was detected in catch basin S1 sediments on April 15 at a concentration of 3,200 ug/kg. BEP, Pentachlorophenol, and Pyrene were documented in manhole sump sediments (upstream from Outfall 245) on April 15 at concentrations of 30,000, 56,000 ug/kg, 12,000 ug/kg, respectively (CACI HFMPSI5SR050698).

Numerous HPAHs were also observed in June of 1998. Benzofluoranthenes were observed at a concentration of 13,000 ug/kg in catch basin C9 (north of the office in the rail containment area) on June 2, while BEP was documented at a concentration of 2,500,000 ug/kg. The concentration of BEP in catch basin C11 (at the west end of the east rail area) on June 2 was 1,600,000 ug/kg, 5,500,000 ug/kg in catch basin C15, 11,000,000 ug/kg in catch basin C17, and 75,000 ug/kg in catch basin C19 (at the east end of the east rail area) on June 2, 1998. The following constituents were detected in east rail sediments on June 2, 1988 in exceedance of SQOs: Benzo(a)anthracene at a concentration of 2,200 ug/kg (versus the SQO of 1,600 ug/kg); Benzo(a)pyrene at 2,200 ug/kg; Benzo(g,h,i)perylene at 1,600 ug/kg; Benzofluoranthenes at 11,000 ug/kg, BEP at 12,000, Chrysene at 6,700 ug/kg; Fluoranthene at 2,700 ug/kg, and Indeno(1,2,3-c,d)pyrene at a concentration of 1,700 ug/kg. BEP concentrations for catch basins C18 and C19 were 380,000 and 75,000 ug/kg, respectively. Lastly, 4-Methylphenol (at a concentration of 2,300 ug/kg) and BEP (at 730,000 ug/kg) were detected in tank farm sludge at the MPS site on June 2, 1998 (CACI HFMPSI5SR063098).

## MPSI MPS, Inc., continued

Arrow Transportation

Arrow Transportation (Arrow) was an operator at the MPS site at 457 East 18th Street from May of 1990 until 1997. Arrow operated the transloading business on the site for approximately one and a half years (from 1990 until 1992). Arrow also operated a truck transport business on the site. Arrow's trucking operations were situated on the east side of the site and included a tank truck yard, a truck maintenance shop, and a tank truck clean out facility (CACI HFARRT7RIR051997). Arrow hauled a number of products for various customers, including organic compounds, resins, alcohols, acids, bases, and oils. Many of the products that Arrow transported were priority pollutants or chemicals of concern. MPS, Inc. stored materials onsite for Arrow and at one time, transloaded products between railcar and motor carriers for Arrow. In addition to transporting, Arrow also cleaned the interiors of truck tanks and the interiors and exteriors of trucks and tanks, and they performed service and maintenance on transport trucks (CACI HFARRT5FS040293).

Sediment/soil samples taken from the area near the east rail area of the MPS site (in the vicinity of Arrow 's operations) in June of 1997 showed BEP concentrations of 2000 ug/kg. Pyrene in soil samples near the east rail area were noted to be 3900 ug/kg, and Butyl benzyl phthalate was 130 ug/kg. Water samples from catch basin C18, also near the east rail containment area, showed concentrations of 21 ug/l of BEP but sediment/soil samples from the same area revealed 380,000 ug/kg of BEP. Catch basin C18 also showed concentrations of Di-n-octyl phthalate of 9300 ug/kg. Water samples taken from catch basin C10, adjacent to Arrow's truck wash area, had BEP concentrations of 150 ug/l, and soil sample concentrations as has as 3,5000,000 ug/kg. Catch basin 408 North, which is located southeast of the Arrow truck wash area, showed 4-methylphenol concentrations of 67 ug/kg. Soil samples nearby revealed Butyl benzyl phthalate concentrations of 340 ug/kg, Di-n-butyl phthalate of 260 ug/kg, Benzofluoranthenes of 3,400 ug/kg, Fluoranthene of 10,000 ug/kg, Phenanthrene of 15,000 ug/kg, and Pyrene of 10,000 ug/kg. Soil samples obtained slightly south of catch basin 405 North showed concentrations of Butyl benzyl phthalate of 580 ug/kg. Water samples from catch basin 405, which is due south of 405 North, showed 4-methylphenol concentrations of 52 ug/l, while soil samples from the same area showed 4-methylphenol concentrations as high as 18,000 ug/kg (CACI HFMPSI3MAP061297).

Storm drains situated on the east side of the MPS site are the most viable pathway to the waterway from the Arrow facility. In November 1995, the City of Tacoma Sewer Utility Services Engineering Division, in a joint inspection conducted with the Dept. of Ecology, obtained soil samples from 12 locations on the Arrow facility. Exceedances of the cleanup objectives were noted for copper, lead, mercury, zinc, BEP, and TPH. Exceedances for BEP alone were as high as 4900 times the SQO in the soil sample taken from the vicinity of catch basin C7. A sample taken from the area near catch basin C10 had a concentration of 2600 times the SQO for BEP (CACI HFARRT5IR110295). The Inspectors noted in a revision to the November 1992 report that the containment system, which is associated with Arrow's clean out facility and is intended to collect rainwater contacting areas of the facility occupied by Arrow, as well rinseate resulting from the clean out of tank trucks, was not being operated as intended. The inspectors indicated that no contact rainwater had been discharged properly from the site since 1992, when Arrow

**MPSI MPS, Inc., continued**

discontinued pretreatment of wastewater in the contact stormwater tanks (CACI HFARRTLTR010896).

Truck Rail Handling

Truck Rail Handling, Inc. (TRH) operates as a transloader of dry and liquid products at the MPS site. TRH transloads product from rail cars to trucks and from trucks to rail cars and has been in business at the MPS site since October of 1994. TRH leases 2.1 acres from MPS, Inc. (MPS), and operates on the west side of the MPS site (CACI HFTRUR7RIR022597). During an inspection by the City of Tacoma Stormwater Management Program on November 2, 1995 of the entire MPS site (including Arrow Transportation, TRH, and WesPac operations), Inspectors noted that Terminal Manager Brad Cady had been warned of two recent incidents in which TRH was found washing trucks into the City's storm system (CACI HFARRT5IR122895). Inspector Mercuri and Troy Naccarato of the City of Tacoma Dept. of Public Works observed on June 6, 1996 a white powdery substance (presumed to be plastic powder) on the ground near a drain located due east of the tank containment area (catch basin). It appeared to the Inspectors that the powdery substance was being swept toward the catch basin. Mercuri and Naccarato also observed plastic pellets near the dumpster during their visit. During a return visit on September 15, 1996, Mercuri and Naccarato, along with Kris Flint from EPA Region 10, obtained samples from several catch basins on the TRH and Arrow Transportation sites. White powder was again observed on the ground in the vicinity of catch basin S3 (CACI HFTRUR3IR062696). On December 19, 1996, Inspector Mercuri again observed a pile of white plastic powder on the ground in the concrete depressed area to the north of the tank farm (near catch basin S6). She was told that the powder was incidental spillage that occurred while working on a truck the day prior (CACI HFTRUR3IR121996).

Sampling on September 6, 1996 of catch basin S1, which is located between the tank farm and the warehouse used by TRH, revealed 5.8 ug/l of BEP in water samples and 350,000 ug/kg in sediment/soil samples. Catch basin S3, which is located slightly upstream of S1 and due east of the tank farm, was sampled 10 days later on September 15. Water samples indicated BEP concentrations of 26 ug/l, and sediment/soil samples were 28,000 ug/kg. Catch basin S6, which is upstream of S3 and northeast of the tank farm, was also sampled on September 15, and water samples revealed 8.9 ug/l of BEP; sediment/soil samples were as high as 310,000 ug/kg (CACI HFMPSI3MAP061296). A soil sample obtained from the area near the west rail revealed a pyrene concentration of 10,000 ug/kg. Catch basin S6, which is slightly south of the west rail diapered containment area, was also the location of an asphalt spill in October 1995 (allegedly caused by WesPac) from which approximately 2,000 gallons of asphalt were recovered (CACI HFWSPC3IR042296). Catch basins S1, S2, S3, S5, and S6 all drain to Outfall 248 which discharges to the Head of the Thea Foss Waterway.

WesPac Transportation

WesPac Transportation (WesPac) was an operator at the MPS site from 1990 until October 1996. WesPac has been noted for numerous releases of asphalt, tar, oil, and other materials containing

**MPSI MPS, Inc., continued**

PAHs. On October 6, 1996, discharge of black/brown material from Outfall 248 at the Head of the Thea Foss Waterway was traced by City of Tacoma and Dept. of Ecology representatives back to the MPS site, where a WesPac employee was observed washing down a truck using a citrus-based solvent (CACI HFWSPC5MEMO012095, CACI HFWSPC3IR042296). A WesPac asphalt tanker was reportedly parked directly over a large catch basin (S6); the tanker was on blocks and was tilted down towards the storm drain. It was apparent to the Inspectors that the WesPac employee had drained the tanker into the catch basin and was cleaning the exterior of the truck with citrus cleaner when they arrived. There were tar balls evident on the asphalt in the paved area and asphalt waste was plugging the storm drains. When the inspectors checked the storm drains on 18th Street, they discovered that the first manhole was full of brown material and tar patties similar to what had been found at the MPS site. There were also tar balls visible which were clinging to the sides of the manhole. The second manhole contained similar material and was somewhat diluted in comparison to the first. The water in the third and fourth manholes was progressively diluted. Campbell was contacted immediately and when he arrived at the site, he blamed the incident on a saboteur who had drained his truck and then left the shut-off valve to the storm drain open. WesPac was ordered to pump out the catch basin until the water was clear. The tide was turning at the time and the incoming tide was pushing the material back towards the MPS site (CACI HFWSPC5MEMO012095).

Campbell was unable to provide Inspectors with MSDS sheets or maintenance logs for the large catch basin at the time of the incident. When Ecology's representative returned on the following Monday (October 9, 1996), Campbell was still unable to produce the requested documentation. Campbell informed the Ecology Inspector, James Oberlander, that he had pumped the drain until the water was clear and that they had recovered 2,000 gallons (CACI HFWSPC3IR042296).

Inspector Oberlander returned to the site on December 11, 1995 and discovered numerous pails, buckets, and drums of oily waste material. He also observed a tanker truck which was parked and being washed over a storm drain. Oberlander concluded, based on laboratory data and field observations, that WesPac's intentional cleaning of the truck and trailer over the large catch basin was the source of the release on October 6, 1995. The environmental impact was to the shoreline which received a coating of tack coat/asphalt. The impacted area was approximately 200 feet in distance, and from low tide to high tide water mark (CACI HFWSPC5NOV020296).

Campbell received a $1,500 enforcement from the City of Tacoma Sewer Utility for violation of city codes (CACI HFWSPC3IR042296). WesPac received a Notice of Violation from the City of Tacoma Dept. of Public Works for the illicit discharge to the Thea Foss Waterway (CACI HFWSPC5NOV020296).

**Corporate History:**

Scott Campbell and James Roberts purchased the MPS property in 1989 and constructed the transloading facility known as the MPS Terminal. MPS, Inc. was formed by Campbell and Roberts as the operating entity for the MPS property (CACI HFCAMS7RIR112097). The joint venture of

## MPSI MPS, Inc., continued

Campbell and Roberts filed for bankruptcy under Chapter 11 in 1996, and both MPS, Inc. and MPS Terminal Corp. are currently in bankruptcy proceedings in the Federal Bankruptcy Court in Tacoma, WA (CACI HFMPSI7RIR033197). Campbell has personally filed for Chapter 7 bankruptcy. Roberts has an agreement with the Chapter 7 Trustee of Campbell's bankruptcy to purchase Campbell's interest in both companies and the joint venture (CACI HFMPSI7RIR033197). Campbell's interest in the property was transferred to Roberts on December 31, 1994, who subsequently transferred title to MPS Terminal Corp. (CACI HFMPSI7PLDG100698). Campbell no longer holds an interest in the facility or the company which owns it (CACI HFCAMS7RIR112097).

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, MPS, Inc. - GNL/RFI (CACI HFMPSI1GNL/RFI013197) |

**Descriptions of Documents Related to MPS, Inc.:**

CACI HFMPSI1EMAIL111098: 11/10/98. Lori Houck, EPA. Discusses MPS bankruptcy, cleanup of the MPS site and associated costs, funds available for cleanup, recontamination, and the possible sale of MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7PLDG100698: 10/06/98. Casey Gordon Davis, P.S. In re: Campbell and Roberts, a Joint Venture, d/b/a/ MPS Terminal Corp./In re MPS Inc. Includes Disclosure Statement for Debtors' Consolidated Chapter 11 Plan of Reorganization. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3EMAIL093098: 09/30/98. Joyce Mercuri, Ecology. To Kris Flint, EPA. Discusses status of MPS site and issue of whether recontamination of catch basins is occurring. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR063098: 06/30/98. Troy Nacarrato, City of Tacoma Public Works Dept. Transmits 6/2/98 storm drain sampling results for MPS site. Notes high concentrations of BEP. Exceedances of certain HPAHs are noted as well. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

**MPSI MPS, Inc., continued**

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on EPA's review of available information, EPA has not altered MPS, Inc.'s status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7CR061797: 06/17/97. CleanCare, Corp. MPS, Inc. Completion of Site Work (Scope of Work Item No. 1) re the cleanout of MPS site storm drain lines and catch basins and the disposal of potentially contaminated sediments. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR050698: 05/06/98. Christopher Getchell, City of Tacoma Utility Services Laboratory. Transmits 6/2/98 sample analysis results for sediment samples collected at MPS site. Notes SQO exceedances for BEP and other phthalates, certain HPAHs, Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/97. Dave Smith, Dept. of Ecology. Fax tranmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFARRT7RIR051997: 05/19/97. Gene Cathy, Environmental Supervisor, Arrow Transportation. Response of Arrow Transportation to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Company. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR8NTS040897: 04/08/97. Jeff VerHoef, CACI. PRP file note re conversation with Ecology Inspector Joyce Mercuri concerning Truck Rail Handling and material stored in tanks at MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

**MPSI MPS, Inc., continued**

CACI HFEASC7RIR040497: 04/04/97. Etta Ryan Clark, Senior Attorney, Eastman Chemical Co. Response of Eastman Chemical Co. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc., MPS Terminal Corp., and James Roberts to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI1LTR030797: 03/07/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of letter on behalf of MPS, MPS Terminal Corp, and James Roberts requesting an extension of time in which to respond to EPA's 104(e) request for informat Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7LTR030497: 03/04/97. James K. Roberts, MPS Terminal Corp. Request for a 21-day extension of time in which to respond to EPA's 104(e) request for information regarding the activities of MPS, Inc. and MPS Terminal Corp. near the Thea Foss W Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR7RIR022597: 02/25/97. Lynne N. Lasater, Manager, Safety/Compliance, Truck Rail Handling, Inc. Response of Truck Rail Handling to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR1NTS020497: 02/04/97. Ken Marcy, EPA Region 10. Note to file re Truck Rail Handling. Notes that the PRP Search Team has decided to include TRH in the group of parties receiving GNLs based on TRH's transloading of BEP. ENFORCEMENT CONFIDENTIAL. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFMPST1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Terminal Corp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Inc. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR3IR121996: 12/19/96. Joyce Mercuri, Ecology. UBAT Inspection Summary re Truck Rail Handling. Mercuri notes that she saw pile of white plastic powder on ground north of tank farm near S-6 catch basin. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO121996: 12/19/96. Joyce Mercuri, Ecology. Re visit to MPS site, the

**MPSI MPS, Inc., continued**

purpose of which was to explain Ecology's requirements which were articulated in a letter of 10/29/96. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5LTR112596: 11/25/96. Robert Betcone, Jr., City of Tacoma, Office of the City Attorney. Transmits summary of findings of the City of Tacoma with regard to the MPS bankruptcy. Includes purch/sale agreement with UPRR, quitclaim deeds, lease Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFARRT7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Arrow Transportation. Potential contaminants noted are LPAHs, HPAHs, BEP, and mercury. Site drainage is to Outfalls 245 and 248. Unreported spills are also no Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3LTR102996: 10/29/96. Joyce Mercuri, Ecology. Letter to Jim Roberts and counsel for Roberts and MPS articulating Ecology's concerns re MPS site. Advises that significant levels of BEP have been found throughout the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR3IR062696: 06/26/96. Joyce Mercuri, Ecology. UBAT Inspection Report re Truck Rail Handling. Mercuri note white plastic powder on ground near drain near catch basin S-3. Appeared that powder was being swept towards drain. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR060496: 06/04/96. John D. Stetson, City of Tacoma Dept of Public Works. Advises that discharge of asphalt and other waste to Thea Foss Waterway was traced to WesPac operation at the MPS site. Demands that contaminated storm drain system be cleaned out, that standing water be reduced, and waste in catch basins removed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWSPC5IR042296: 04/22/96. Jim Oberlander, Ecology. Re response to complaint of storm drain discharge to Head of Thea Foss Waterway. Material was traced back to WesPac and determined to be asphalt discharged to large catch basin. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI8LEXIS020696: 02/06/96. U.S. Bankruptcy Court - Western District of WA. Re Petition for Chapter 11 Bankruptcy filed by MPS, Inc. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFWSPC5NOV020296: 02/02/96. John D. Stetson, City of Tacoma Public Works Dept.

**MPSI MPS, Inc., continued**

Transmits Notice of Violation to Scott Campbell and WesPac re an illegal discharge to the City of Tacoma storm sewer system. Document type: Notice of Violation. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR010596: 01/05/96. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report for 11/2/95 inspection of the MPS site. Includes operations of Arrow, Truck Rail Handling, and WesPac. Illicit discharges and leaking drums containing aspha Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5MEMO010996: 01/09/96. Troy Naccarato, City of Tacoma. Memo to J. Oberlander at Ecology re illicit discharge of asphalt and other material to Outfall No. 248 from WesPac. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering Division of the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR122795: 12/27/95. Troy Nacarrato, Vida Piera, City of Tacoma. Inspection Report re compliance concerns that containment system is not being operated as intended, and no contact rain water has been discharged properly from site since pro Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Extreme exceedances of BEP are noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR110295: 11/02/95. Troy Naccarato, City of Tacoma. Stormwater Inspection Report for MPS Site. Notes unreported spills of asphalt material by WesPac, poor storage practices by WesPac, and a breach in the containment liner. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR103095: 10/30/95. City of Tacoma Dept. of Public Works. Confirms items discussed during meeting on 10/23/95 re disposal of contaminated water collected in MPSI's stormwater collection system. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP7LTR012795: 01/27/95. R. Markworth, Mgr Environmental Site Remediation, Union Pacific Railroad Co. Transmits report prepared by AGI Technologies describing Union Pacific's current understanding of Railroad property conditions near Thea Fos Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFARRT5FS040293: 04/02/93. City of Tacoma. Pretreatment Permit Fact Sheet for Arrow

**MPSI MPS, Inc., continued**

Transportation. Permit addresses wastewater discharge from Arrow's pretreatment system and treats rinse water from cleaning of interiors/exteriors of trucks. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

PRC HFARRT3IR121692: 12/16/92. Coleman, WDOE Inspector. UBAT Inspection Report for Arrow Transportation. Stormwater and truckwashing water enters catchbasins which drain to Outfall No. 248. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

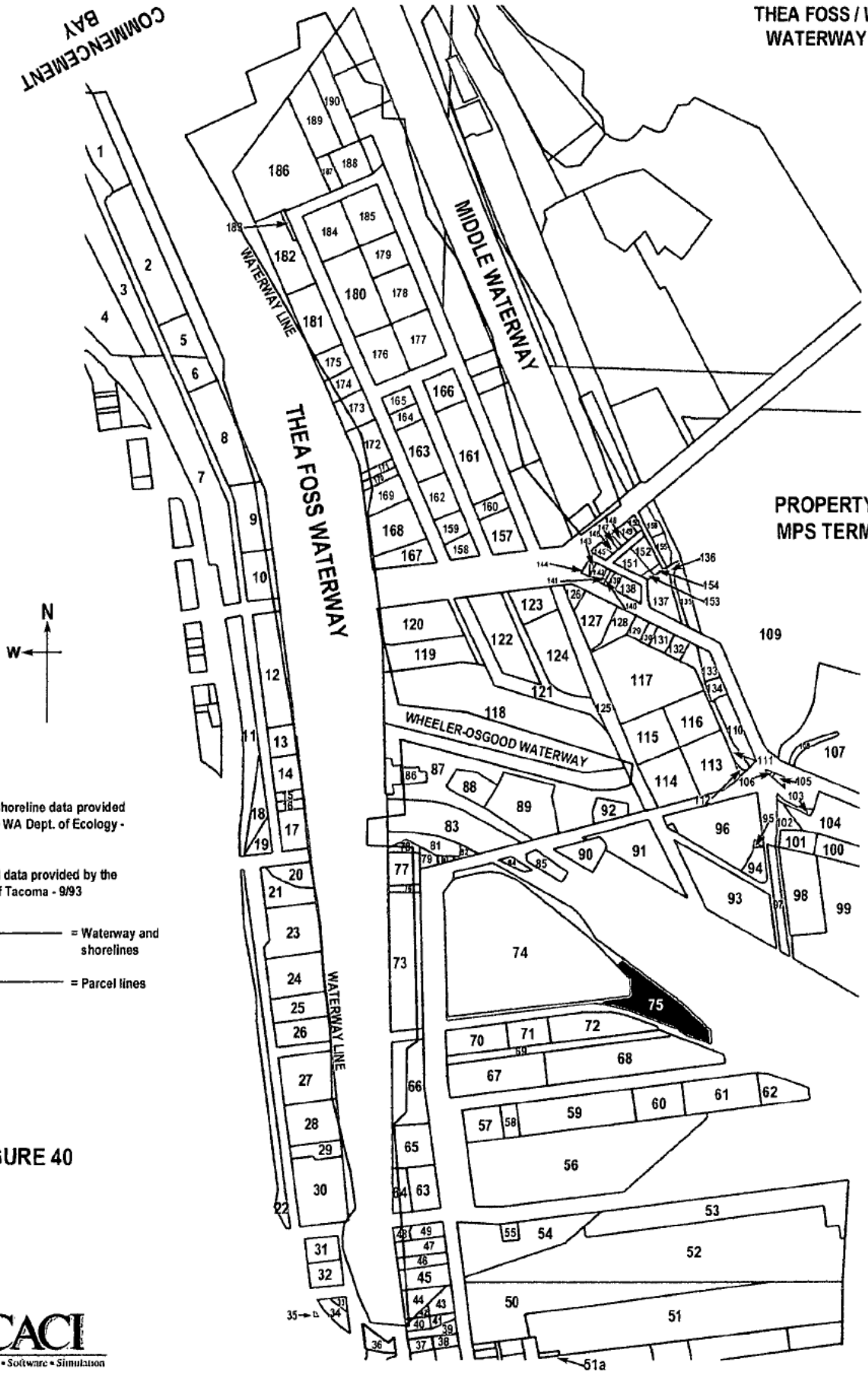


FIGURE 40

CACI
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## MPST MPS Terminal Corp., continued

**Party address:**

457 East 18th St.
Tacoma, WA 98421-2404

**Contact persons:**

James Roberts
P.O. Box (b)
La Quinta, CA 92253

Polly McNeill, Esq.
Summit Law Group
1505 Westlake Ave. North
Suite 300
Seattle, WA 98109
(206) 281-9881

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th St.** (75) | | | |
| 8950001712 | MPS Terminal Corp. | O | 1995-Present |
| | MPS Tacoma, Inc. | T | 1998-Present |
| | MPS, Inc. | T | 1990-1998 |
| | James Roberts and Scott Campbell Joint Venture | O | 1989-1994 |
| | Truck Rail Handling | T | 1994-Present |
| | Arrow Transportation | T | 1990-Present |
| | Exxon Chemical | T | 1990-Present |

**MPST MPS Terminal Corp., continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Eastman Chemical | T | 1990-1996 |
| | WesPac Transportation | T | 1990-1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990-Present |
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908-1990 |

**Summary of Evidence:**

- Party is the parent company of a company which operated a rail car transloading facility at 457 East 18th St., upland from the Head of Thea Foss Waterway, since approximately 1990.
- Party also is the current owner of the property at 457 East 18th Street.
- A variety of chemicals have been transloaded at party's facility, the MPS site, including BEP and Phthalates.
- Storm drains on the site are pathways to the Head of the Foss Waterway and drain to Outfalls 245 and 248.
- BEP has been detected in high concentrations both in the waterway and in soils of the MPS site.

## MPST MPS Terminal Corp., continued

MPS Terminal Corp. is the owner of the property at 457 East 18th Street and the parent company and owner of MPS, Inc. MPS, Inc. is the master tenant of the property situated at 457 East 18th Street in Tacoma, WA, which is commonly known as the MPS Site. The MPS Site was constructed in May of 1990 to operate as a rail-truck transloading facility. The MPS property was initially owned by a joint venture consisting of Scott Campbell and James Roberts, who also own the corporations MPS, Inc. and MPS Terminal Corp. (CACI HFROJK7RIR033197). The property is currently owned by MPS Terminal Corp. and the master tenant at the site is MPS - Tacoma, Inc.

For additional information, please see the narrative write-up for MPS, Inc.

**Corporate History:**

MPS, Inc. and the joint venture of Scott Campbell and James Roberts filed for bankruptcy under Chapter 11 in 1996, and both MPS, Inc. and MPS Terminal Corp. are currently in bankruptcy proceedings in the Federal Bankruptcy Court in Tacoma, WA. Scott Campbell, a co-owner with James Roberts of MPS, Inc. and MPS Terminal Corp., has personally filed for Chapter 7 bankruptcy (CACI HFMPSI7RIR033197). Campbell's interest in the property was transferred to Roberts on December 31, 1994, who subsequently transferred title to MPS Terminal Corp. (CACI HFMPSI7PLDG100698). Campbell no longer holds an interest in the facility or the company which owns it (CACI HFCAMS7RIR112097).

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, MPS Terminal Corp. - GNL/RFI (CACI HFMPST1GNL/RFI013197) |

**Descriptions of Documents Related to MPS, Inc.:**

CACI HFMPSI7PLDG100698: 10/06/98. Casey Gordon Davis, P.S. In re: Campbell and Roberts, a Joint Venture, d/b/a/ MPS Terminal Corp./In re MPS Inc. Includes Disclosure Statement for Debtors' Consolidated Chapter 11 Plan of Reorganization. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5SR050698: 05/06/98. Christopher Getchell, City of Tacoma Utility Services Laboratory. Transmits 6/2/98 sample analysis results for sediment samples collected at MPS site.

**MPST MPS Terminal Corp., continued**

Notes SQO exceedances for BEP and other phthalates, certain HPAHs, Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPST1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered MPS Terminal Corp.'s status as a PRP at the CB/NT Superfund Site. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/97. Dave Smith, Dept. of Ecology. Fax tranmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPST8LEXIS052297: 05/22/97. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by MPS Terminal Corp. for Chapter 11 Bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFTRUR8NTS040897: 04/08/97. Jeff VerHoef, CACI. PRP file note re conversation with Ecology Inspector Joyce Mercuri concerning Truck Rail Handling and material stored in tanks at MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc., MPS Terminal Corp., and James Roberts to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI1LTR030797: 03/07/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of letter on behalf of MPS, MPS Terminal Corp, and James Roberts requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPST7LTR030497: 03/04/97. James K. Roberts, MPS Terminal Corp. Request for a 21-day extension of time in which to respond to EPA's 104(e) request for information regarding the activities of MPS, Inc. and Westpac near the Thea Foss Waterway. Document type: Letter.

**MPST MPS Terminal Corp., continued**

Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Inc. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPST1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Terminal Corp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5LTR112596: 11/25/96. Robert Betcone, Jr., City of Tacoma, Office of the City Attorney. Transmits summary of findings of the City of Tacoma with regard to the MPS bankruptcy. Includes purch/sale agreement with UPRR, quitclaim deeds, lease Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3LTR102996: 10/29/96. Joyce Mercuri, Ecology. Letter to Jim Roberts and counsel for Roberts and MPS articulating Ecology's concerns re MPS site. Advises that significant levels of BEP have been found throughout the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering Division of the MPS si Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFROJK8LEXIS112895: 11/28/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by James Roberts and Scott Campbell dba MPS Terminal Corp. for Chapter 7 Bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Extreme exceedances of BEP are noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

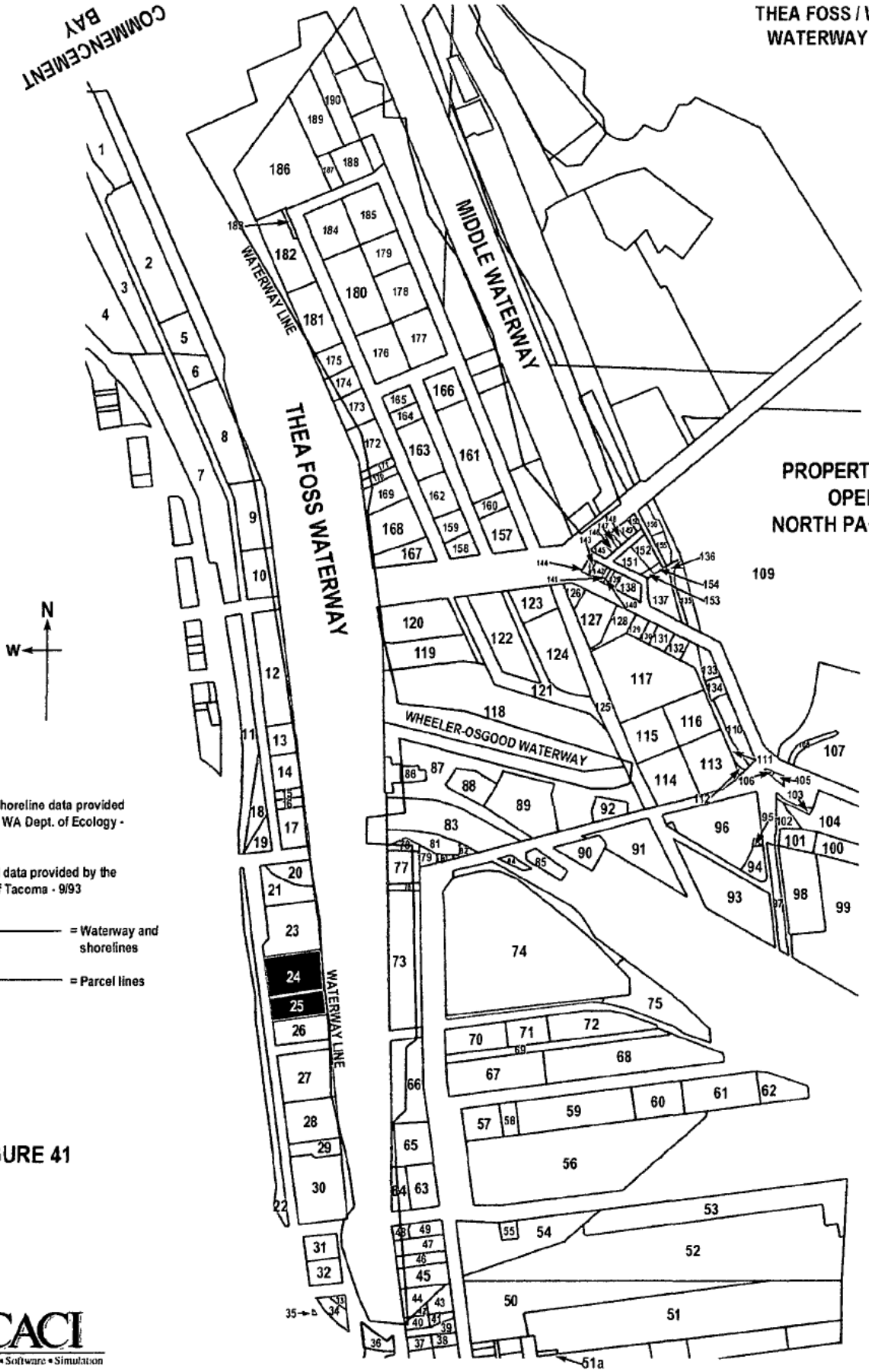


FIGURE 41

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## NORL North Pacific Plywood, continued

**Party address:**
1549 Dock Street
Tacoma, WA 98402

**Contact persons:**
Unknown

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1549 Dock Street** (25, 25) | | | |
| 8950001900<br>8950001910 | North Pacific Plywood | T | 1951-1983 |
| | Metropolitan Park District of Tacoma | O | 1991-Present |
| | Burlington Northern Railroad | O | Pre-1930-1991 |

**Summary of Evidence:**

- Party operated a plywood manufacturing plant on land that it leased abutting the Head of the Thea Foss Waterway from 1951 to 1983.
- Phenolic resins were released to the waterway from leaching from soils and from spills to stormdrain.
- Problem chemical metals and HPAHs are present in soils and releases of these problem chemicals to the waterway are documented.

North Pacific Plywood Company (North Pacific) manufactured plywood at this property abutting the Head of the Thea Foss Waterway from 1951 to 1983. North Pacific owned the plant but leased the land from Burlington Northern Railroad, which had owned the property since the early 1900s. Burlington Northern's predecessor, the Northern Pacific Railroad, operated a locomotive boiler construction facility on the property until 1930. Between 1930 and 1951, the Tacoma

**NORL North Pacific Plywood, continued**

Veneer Company (1930-1940), and the Oregon-Washington Plywood Company (1940-1951) operated at the property. North Pacific's manufacturing operations included log cutting and gluing, curing, sanding, and warehousing of plywood. Wood laminate glues containing phenolic resins are used extensively in the process (PRC HFNORL3IR071483). North Pacific vacated the property in late 1983 and moved its operation to Graham, Washington. The property on which North Pacific operated is now vacant and was purchased by the Metropolitan Parks District of Tacoma in 1991 (CACI F/WOTACO7RIR030797).

Several pathways to the Head of the Thea Foss Waterway are documented for this property. First, up until at least the late 1950s, North Pacific had no provisions in place for collecting or disposing of spoiled batches of glue, glue wastes, or sanitary sewage. Second, dryer condensate and high-temperature non-contact cooling water were discharged through an outfall permitted by the WA State Pollution control Commission (PRC HFNORL3WDP122657). Third, storm water runoff carrying with it spilled glue and resins drained through a storm drain or over the ground surface to the waterway (PTI HFNORL3IM020978). Finally, spilled material leached directly from saturated soils into the waterway (PTI HFNORL3AO020378).

Phenolic resins and petroleum hydrocarbons are the primary problem chemicals documented as having been released from the North Pacific property. Several spills of phenolic resin have occurred. In January 1978, a glue delivery truck broke a hose and released resin over the bulkhead into the waterway (PTI HFNORL3IM020978). In July 1978, a smaller glue spill drained to the waterway through a storm drain (PTI HFNORL3IR072778). Leaching of phenolic resin from resin saturated soil in the vicinity of the glue tank into the waterway had been an ongoing problem. In response, Ecology issued Administrative Order DE 78-162 on February 3, 1978, requiring North Pacific to make a plan to prevent future spills to the waterway and to eliminate leaching of phenolic resins from contaminated fill (PTI HFNORL3AO020378).

Releases of petroleum products are also documented. In October 1984, Ecology observed during an inspection that oil spills on the east side of the mill were extensive. The inspectors also noted that a drip pan from oil containment trailer drained to the ground, and a large oil stain at the log yard was noted (PRC HFNORL3IR101784). A 35-foot square area on west side of the property (away from the waterway) of the 1549 Dock Street property was found to contain petroleum hydrocarbons above MTCA cleanup levels. PAHs were detected as well, but were below MTCA cleanup levels (PRC HFNORL3IR062893).

An investigation in 1990 by Bison Engineering noted copper (26-86 mg/kg), lead (17-181 mg/kg), nickel (13-36 mg/kg), and zinc (28-285 mg/kg) in surface soils. Bison indicated that the highest concentrations were in the center of the site, and the lower levels were generally in the area closest to the waterway. TPH results also showed of samples obtained near the Dock Street side of the site showed high concentrations (555 ug/mg) (PRC HFBURLSPASI121490). Ecology referenced in a June 1993 memorandum the findings of Bison Engineering in 1990 to the effect that elevated PAH levels had been found in an area near the Dock Street side of the property (CACI HFGEOS3MEMO062893). A follow-up inspection by Ecology in July of 1993 references an unpaved area abutting the waterway contained large amounts of burned and unburned

## NORL North Pacific Plywood, continued

sawdust that extended from the upland soils down to the water to an unknown depth. Two samples were obtained and analyzed for phenols by Ecology and neither sample exceeded CB/NT SQO for phenol of 420 ug/kg. Ecology noted that the upland portions of the site contained elevated levels of metals, TPH, and PAHs, but due to grading and grass planting by the City on the property, it was not believed that the upland contamination would likely reach the waterway via surface runoff. Ecology opined that the North Pacific parcel was not, as of 1993, a direct and ongoing threat of contamination to the waterway (CACI HFNORL3IR062893). Appendix G to EPA's Round 2 Data Evaluation indicates that exceedances of PAHs, metals, DDD/DDE, PCBs and BEP were detected in sediments offshore of the North Pacific and adjacent Scofield properties (CACI F/WOEPA1SCR070197).

The Ecology Milestone 1 Report listed North Pacific as a probable source of ongoing releases of problem chemicals to the waterway, pending the results of sampling of the bank and soils near the bank for phenols. As indicated above, the soil samples obtained were both below the SQO for phenols (CACI HFMILE3SCR060193).

### Outstanding Issues:

North Pacific Plywood did not respond to a 104(e) request for information in April of 1989. Documents in the file indicate that they moved to Graham, WA after operating on Dock Street although EPA was unable to locate the party. No copy of the 104(e) letter is contained in the party file.

### Corporate History:

North Pacific Plywood, Inc. was incorporated in WA on August 22, 1949 (CACI HFNORL11CAR082249). Although the facility operations were scheduled to be moved to Graham, WA by December 31, 1983 (PRC HFNORL3IR071483), EPA's attempts to locate the party have been unsuccessful. The WA Secretary of State lists North Pacific Plywood as an inactive corporation. The Corporate Record from the Secretary of State notes a Notice of Dissolution dated June 8, 1990 (CACI HFNORL11CAR082249). The WA Bankruptcy Filings database does not list North Pacific as a defunct or insolvent corporation in WA. No additional corporate information is documented in the party file or database for Northern Pacific.

### Administrative Actions:

| Date | Document |
|---|---|
| 4/24/89 | General Notice Letter and Request for Information, North Pacific Plywood - GNL/RFI<br>(No copy in the party file.) |

## NORL North Pacific Plywood, continued

| | |
|---|---|
| 2/3/78 | Administrative Order No. DE-78-182, North Pacific Plywood - AO (PTI HFNORL3AO020378) |
| 12/26/59 | Waste Discharge Permit T 282 issue by Washington Pollution Control Commission to North Pacific Plywood. Permit was renewed in the 1960s and 1970s - WDP (PRC HFNORL3WDP122659) |

**Descriptions of Documents Related to North Pacific Plywood:**

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney, City of Tacoma. Response of the City of Tacoma to EPA's 1/31/97 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI FTACO7TR122096: 12/20/96. Hart Crowser Earth and Environmental Technologies. Technical Memorandum/Environmental Data Assessment - Thea Foss Upland Properties Cleanup. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/ confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFGEOS3MEMO120193: 12/01/93. D. Smith, Ecology. Re status of Scofield, North Pacific Plywood and Investco parcels. Based on available information and previous inspections, neither property appears to pose a threat to waterway sediments. Document type: Memorandum. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFGEOS3MEMO062893: 06/28/93. M. Coleman, Ecology. Re Scofield (1543 & 1715 Dock St.) and North Pacific Plywood (1549 Dock St.) properties. Based on current info, neither of the 3 properties appear to present ongoing threat of waterway contamination. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFNORL3IR062893: 06/28/93. Marv Coleman, Ecology. Status report for North Pacific Plywood and Scofield; soils with petroleum hydrocarbon contamination, elevated PAHs, sawdust/glue mixture (burnt and not burnt). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFNORL3TR060193: 06/01/93. Ecology. Commencement Bay/Nearshore Tideflats Head of Thea Foss Waterway Source Control Status Report: Milestone 1; notes sawdust waste. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

## NOPL North Pacific Plywood

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC HFNORL3NTS091688: 09/16/88. DMJ, PTI. Notes from North Pacific Plywood file review. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PRC HFNORL6NTS081088: 08/10/88. J. McClellan, PTI. Notes from North Pacific Plywood file review. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PRC HFNORL3LTR110184: 11/01/84. Greg Cloud, Inspector, Ecology. Letter outlining problems with 10/17/84 inspection of North Pacific Plywood; notes oil spills. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFNORL3IR101784: 10/17/84. Cloud, Inspector, Ecology. Inspection report for North Pacific Plywood; notes adjacent property owned by Wagner. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFNORL3IR071483: 07/14/83. K. Cook, D. Anderson, Inspectors, Ecology. Inspection report for North Pacific Plywood; notes that dryer condensate water goes to waterway when there is a fire in the dryer-contains boiler chemicals. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFNORL3IR072778: 07/27/78. Frank Monahan, Inspector, Ecology. Inspection report for North Pacific Plywood; notes glue spill occurred when filling glue tank, some got to storm drain. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFNORL3IM020978: 02/09/78. Frank Monahan, Ecology. Interoffice memorandum discussing enforcement action against North Pacific Plywood; notes glue/resin spills, material leaching into waterway. Document type: Interoffice memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFNORL8LTR061853: 06/18/53. North Pacific Plywood Company/Washington Pollution Control Commission. Letters, memoranda, and permits dated from 6/18/53 to 10/27/65 regarding waste management practices; notes resin and soy glues and sawdust waste we Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

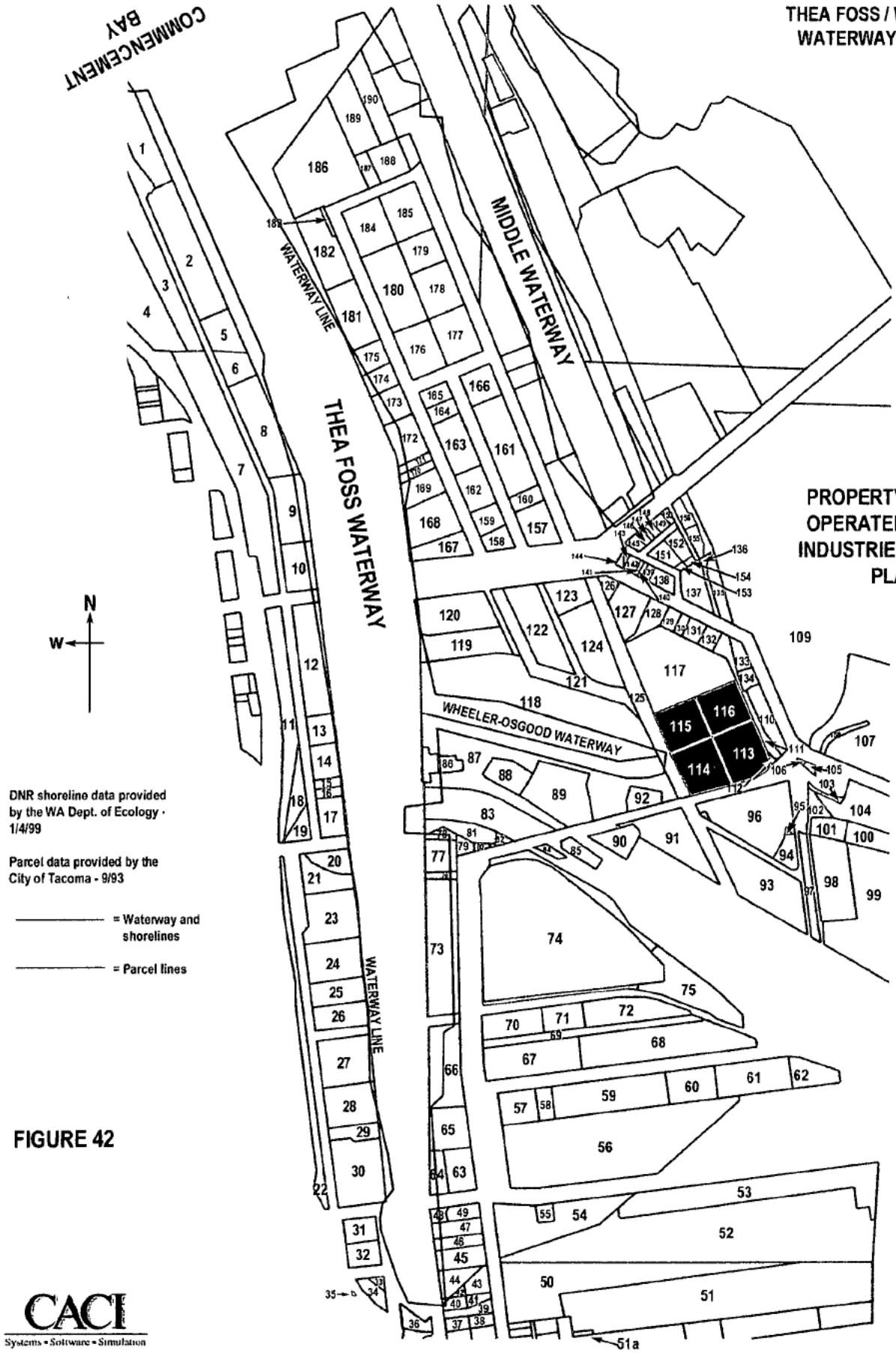


FIGURE 42

CACI
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## NORO Premier Industries, Inc. d.b.a. Premier Plastics (f.k.a. Northwest Container Corp.), continued

**Party Address:**

635 East 15th Street
Tacoma, WA 98421

**Contact persons:**

John F. Thompson, Environmental Affairs Manager
Premier Industries, Inc.
1019 Pacific Avenue, Suite 1501
Tacoma, WA 98402
(206) 572-5111

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **631 - 635 East 15th Street** (116, 113, 114, 115) | | | |
| 0320045001<br>0320045002<br>0320045003<br>0320045004 | Premier Industries, Inc. | O | 1987-Present |
| | Premier Industries, Inc. d.b.a. Premier Plastics | T | 1994-Present |
| | Premier Industries, Inc. d.b.a. Northwest Containers | T | 1987-1994 |
| | Clover Park Vocational Technical Institute | T | 1986-1991 |
| | Hepworth Plastics, Inc. | O | 1980-1987 |
| | Western Plastics Corp./Northwest Containers Corp. | T | 1976-1980 |
| | Astroseal (Division of Hepworth) | T | 1982-1984 |

**NORO Premier Industries, Inc. d.b.a. Premier Plastics, continued**

| | | | |
|---|---|---|---|
| | L.H. Bates Vocational Technical Institute | T | 1979-1981 |

**Summary of Evidence:**

- Party operates a plastic container manufacturing plant on land that it owns upland from the Wheeler-Osgood Waterway.
- Cooling tower blowdown and storm water runoff drain to a Tacoma storm drain that discharges into the waterway.
- BEP has been found in high concentrations in site catch basins which drain to storm drains and ultimately the waterway.

Premier Industries, Inc., d.b.a. Premier Plastics (f.k.a. Northwest Container Corp.), has operated a plastic bottle and container manufacturing plant at this property since 1976. The property, which is owned by Premier Industries, Inc., consists of four parcels upland from the Wheeler-Osgood Waterway. Premier Plastics operates only on the eastern half of the property (Parcel Nos. 0320045001, 0320045002); the western half (Parcel Nos. 0320045003, 0320045004) is currently vacant. From the turn of the century until the 1950s, doors and other wood products were manufactured on the property. Between 1955 and the early 1960s, the property was used for grain storage. A fire destroyed all buildings in the early 1960s, and the property was vacant until the building now on site was constructed in 1978 for Western Plastics/Northwest Containers (PTI WONORO7RIR062289, CACI WONORO7RIR042197).

Premier Plastics is a processor of various type of plastic pellets that are used to blow mold bottles and containers of various sizes ranging from four to 128 ounces. Raw materials are received either in gaylords (boxes) or railcars. The plastic pellets are then airveyed into storage silos onsite and then to the blow molding machines. Premier Plastics utilizes either extrusion blow or injection blow molding to convert plastic resins into finished products. The bottles and containers start out as a round hollow tube of softened plastic that is expanded against the walls of a mold using air pressure. The part is then cooled by running chilled water through channels in the mold (PTI WONORO7RIR062289). Premier Plastics uses oil and solvents in limited quantities in its operations. Used oil is picked up once a month for recycling, and Safety Kleen supplies, collects, and recycles solvent used in metal cleaning at the facility (PTI WONORO7RIR062289, CACI WONORO7RIR042197).

In a May 5, 1996 Stormwater Field Inspection Report prepared by the City of Tacoma Utility Services Engineering Division, it was noted that BMPs for the facility needed to be improved based on the finding of plastic pellets along the railroad tracks, in the parking lot near the loading area, and in and near storm drain catch basins at the northwest corner of the property. Sampling

**NORO Premier Industries, Inc. d.b.a. Premier Plastics, continued**

in May of 1996 of the catch basin on the south side of the facility near the loading dock revealed BEP concentrations of 9,400 ug/kg (roughly seven times the SQO of 1,300 ug/kg), and Butyl benzyl phthalate of 11,000 ug/kg (12 times the SQO of 900 ug/kg). Analysis of the sample taken from the catch basin on the west side of the property adjacent to the driveway showed an exceedance of the SQO for BEP as well (27,000 ug/kg, or 20 times the SQO). Di-n-octyl phthalate was found in the same catch basin at a concentration of 16,000 ug/kg (roughly two and one-half times the SQO) (CACI WONORO5MEMO072596).

Premier Plastics noted in its 1997 104(e) Response that the plastic pellets that it uses in its processes are PVC, PET, and HDPE. Premier also indicated that their raw material suppliers have assured them that BEP is not present in the plastic pellets or other raw materials that Premier uses. Premier also noted that early in 1997 it installed stainless steel baskets into the storm sewers to mitigate plastic pellets entering the storm sewers (CACI WONORO7RIR042197).

Premier Plastics maintains that it is not and has never been a significant source of BEP to Wheeler-Osgood Waterway. In a September 16, 1996 letter to Tacoma Assistant City Attorney Robert Betcone, Premier Environmental Affairs Manager John Thompson noted that BEP is known for its use in the wood products industry. He also pointed out that the property which Premier Industries currently owns was previously owned and operated by the Wheeler-Osgood Co., from 1896 to 1949, for the manufacture of doors, plywood, and other wood-related products (CACI WONORO7LTR091696). In July of 1959, a plywood plant that had been built by the Wheeler-Osgood Co. on the southwest portion of the property (parcel No. 0320045003) which was later converted for use as a wheat storage facility burned to the ground. There were approximately 165,000 bushels of wheat stored in the warehouse at the time of the fire (CACI WONORO7RIR042197).

**Outstanding Issues:**

Despite the finding of elevated levels of BEP in site soils and catch basin sediments, no information in the file or database documents the party's use of BEP or products containing same.

**Corporate History:**

Premier Plastics is a division of Premier Industries, Inc., a privately-held corporation that was incorporated in Washington in February 1986. On May 11, 1987, Premier Industries purchased a group of companies from Hepworth Plastics Inc., owned by Hepworth Ceramics Inc., that included Northwest Container Corp. The business name was changed at that time to Premier Industries, Inc., d.b.a. Northwest Containers. On May 1, 1994, the name was changed to Premier Industries, Inc., d.b.a. Premier Plastics (CACI WONORO7RIR042197, PRC WONORO11CAR062686).

**NORO Premier Industries, Inc. d.b.a. Premier Plastics, continued**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Premier Industries, Inc. - RFI (CACI WONORO1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Northwest Container Corp. - GNL/RFI (PTI WONORO7RIR062289) |

**Description of Documents Related to Premier Industries, Inc. (Northwest Container Corporation):**

CACI WONORO1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Premier Industries (Northwest Container) re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI WONORO7RIR042197: 04/21/97. John F. Thompson, Environmental Affairs Mgr., Premier Industries. Response of Premier Plastics (Northwest Container) to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WONORO1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Northwest Container/Premier Plastics' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WONORO7LTR021297: 02/12/97. John F. Thompson, Environmental Affairs Mgr., Premier Industries, Inc. Request for a 45-day extension of time in which to respond to EPA's 104(e) request regarding Northwest Container's (Premier Plastics) activities. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WONORO7LTR091696: 09/16/96. John F. Thompson, Environmental Affairs Mgr., Premier Industries, Inc. Letter to Robert Betcone denying the City of Tacoma's allegation that Premier Plastics is a significant contributor of BEP to the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WONORO5LTR090596: 09/05/96. Robert B. Betcone, Assistant City Attorney, City of Tacoma. Transmits documentation supporting the City's belief that Premier Plastics and Ultra-Poly may be significant sources of BEP to Thea Foss and Wheeler-Osgood Waterways. Document

**NORO Premier Industries, Inc. d.b.a. Premier Plastics, continued**

type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WONORO5MEMO072596: 07/25/96. Troy Naccarato, Public Works Dept., City of Tacoma. Transmits results of BEP sampling conducted at Ultra Poly and Premier Plastics. Analysis revealed soil concentrations of between 9,400 ug/kg and 27,000 ug/kg. Document type: Memorandum. Enforcement quality: Undocumented data from any source.

CACI WONORO5LTR052396: 05/23/96. Troy Naccarato, Public Works Dept., City of Tacoma. Advises John Suetta of Premier Plastics of BMPs (containment of plastic pellet spillage and catch basin cleanout) which need to be incorporated into site operations. Document type: Letter. Enforcement quality: Undocumented data from any source.

CACI WONORO5LTR082996: 02/29/96. John D. Stetson, P.E., City of Tacoma Public Works Dept. Advises John Suetta of Premier Plastics of a recent drive-by inspection which revealed the need to re-emphasize the importance of BMPs on a daily basis. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WONORO8LTR022195: 02/21/95. Mark S. Hross, Geon Co. Transmits MSDS for the first calendar year shipment of Eastpak PET Copolyester 9921W and Geon 87453 Transparent Pellets 0073. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WONORO7LTR121991: 12/19/91. Chris A. Walker, Production Mgr., Northwest Containers. Transmits to Mike Herold of Ecology the MSDS for Hydrochem 552K. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WONORO3IR120691: 12/06/91. Herold, Canapary, Ecology Inspectors. Inspection report for Northwest Container, Inc. (identifies Premier Industries as owner). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WONORO7LTR062289: 06/22/89. John F. Thompson, Environmental Mgr., Premier Industries, Inc. Letter regarding Northwest Containers' confidentiality claim. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

CACI WONORO3NTS060189: 06/01/89. Lynn Gooding, Ecology. Field notes of Lynn Gooding re site visits to Northwest Container (Premier Plastics) on 6/1/89 and 7/13/92. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PRC WONORO1TCR052489: 05/24/89. David William, EPA Region 10. Telephone

**NORO Premier Industries, Inc. d.b.a. Premier Plastics, continued**

conversation record regarding 30-day extension for response. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC WONORO1TCR052289: 05/22/89. Lynne Kershner, EPA Region 10. Telephone conversation record regarding 30-day extension for response. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC WONORO7LTR052289: 05/22/89. John F. Thompson, Environmental Mgr., Premier Industries. Letter regarding 30-day extension for response to request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WONORO1TCR050889: 05/08/89. M. Stoner, EPA Region 10. Telephone conversation record regarding hazardous waste at Northwest Containers. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC WONORO1TCR042789: 04/27/89. M. Stoner, EPA Region 10. Telephone conversation record regarding Northwest Containers response to general notice letter; notes that Western Plastics Corp. was previous owner. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC WONORO11CAR062686: 06/26/86. James H. Morton, Secretary, Hepworth Plastics, Inc. Corporate license renewal/annual report for Hepworth Plastics, Inc. (which merged with Premier Industries, Inc.). Document type: Corporate Annual Report. Enforcement quality: Legal and/or enforcement documents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

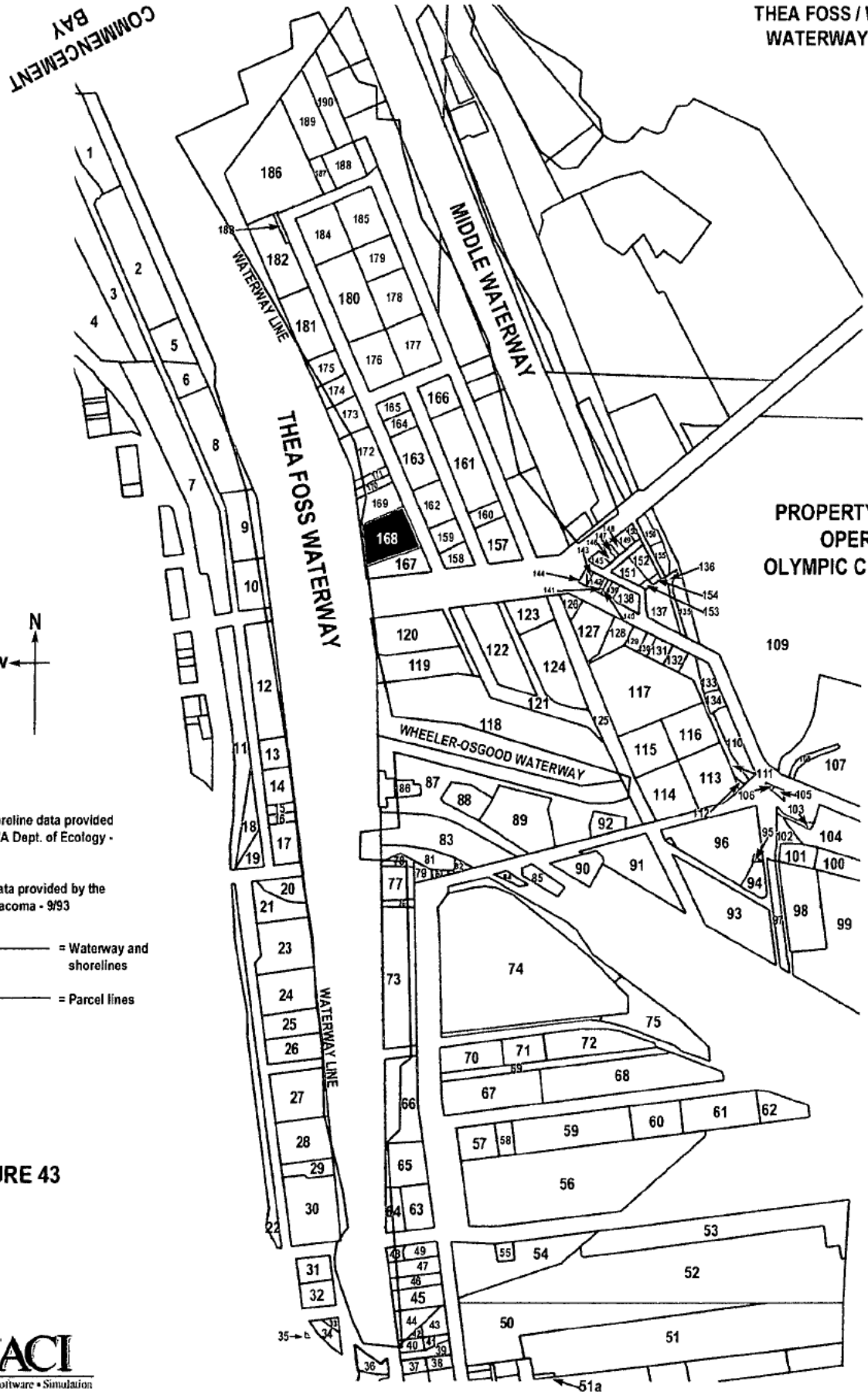


FIGURE 43

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## OLYC Olympic Chemical Corporation, continued

**Party address:**
1002 East D Street
Tacoma, WA 98421

**Contact persons:**

Neil Aerts, VP and General Manager
702 A Street
Tacoma, WA 98402
(206) 572-2535

Officer
Alvin G. Ash, President
702 A Street
Tacoma, WA 98402
(206) 572-2535

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1002 East D Street** (168) | | | |
| 8950000980 | Olympic Chemical Corporation | O/T | 1983-Present |
| | Olympic Chemical Corporation | T | 1976-1983 |
| | Burlington Northern Railroad | O | Unk.-1983 |
| | Pacific Northern Oil | T | Unk. |
| | Chemical Processors (ChemPro) | T | Unk. |
| | Atlantic Richfield | T | Unk. |
| | The Boeing Company | T | Unk. |
| | Metro Transit | T | Unk. |

## OLYC Olympic Chemical Corporation, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Crown Petroleum | T | 1982 |
| | Conan Oil | T | 1986-1987 |
| | Ethanol Marketing | T | Unk. |
| | Sound Energy, Inc. | T | 1982 |
| | Puget Sound Oil Co. | T | 1983 |
| | Crosby-Overton, Inc. | T | 1983, 1985-1986 |
| | Marine Industries NW | T | 1984, 1986, 1992 |

**Summary of Evidence:**

- Party owns a chemical processing facility and tank farm abutting the mouth of the Thea Foss Waterway.
- Storm water runoff from the tank farm and truck loading area drains to the waterway.

Olympic Chemical Corporation (Olympic) owns and operates a food grade sodium bisulfite production facility on property it owns adjacent to the mouth of the Thea Foss Waterway. Prior to Olympic's association with the property, the facilities were used for storage and distribution of refined petroleum products, primarily diesel fuel and gasoline. The site was operated prior to Olympic's arrival by lessors Atlantic Richfield and Pacific Northern Oil. Olympic assumed the existing leases in 1982 when it bought the improvements at the site from Pacific Northern Oil. In 1983, Olympic purchased the land from owner Burlington Northern Railroad. Several tenants, including Sound Energy, Inc., Crown Petroleum, and Puget Sound Oil, leased individual ASTs for short-term storage, primarily of petroleum products. Marine Industries Northwest and Puglia Shipbuilding also leased the dock for ship and barge tie-up. As lease agreements ended, no renewals were made and Olympic assumed ownership of the property for its own uses. The property owned by Olympic includes a relatively small amount of submerged lands (CACI MFOLYC7RIR022897).

Olympic describes its process as follows: Olympic manufactures high purity sodium sulfite and sodium bisulfite solution via a continuous, closed loop process that combines refrigeration grade (high purity) liquid sulfur dioxide, caustic soda (sodium hydroxide) solution, and water. The process chemistry and closed loop system and storage design produces no waste streams, by-products, non-reclaimable products, or air pollution. Hazardous substances used in the manufacturing

process include sulfur dioxide (SO2), caustic soda, and sodium bisulfite solution, the last of which is a DOT corrosive. Liquid sulfur dioxide is received and stored in railcars in Olympic's rail siding. It is then hard-piped directly to the process. Caustic soda is received in railcars or trucks in a 50 percent solution. It is then off-loaded to storage tanks located inside a diked and floored containment area. The 50 percent caustic soda solution is diluted during the off loading process to 25 percent (CACI MFOLYC7RIR022897).

Olympic's 104(e) Response further states: There are no USTs or disposal pits at the Olympic site and few underground structures. Abandoned subsurface product lines have been disconnected from any tanks and welded shut to preclude usage. The property has one active drainage line extending from the inactive fuel loading rack and one drainage trench inside the diked and floored tank farm area. The drain system from the inactive fuel loading rack catches rainfall from the roof structure that falls inside a shallow bermed area. The collected stormwater is then transported via pipeline to an approved oil/water separator before being discharged to the waterway. Rainwater collected in the diked tank farm is collected in a concrete drain trench and monitored at a sump before being discharged to a drain field adjacent to tank Numbers 5 and 12 (CACI MFOLYC7RIR022897).

There have been three reportable releases from the Olympic site, two of which were sulfur dioxide and one of caustic soda. In 1977, an SO2 leak in the process area occurred and was quickly isolated and closed off by valves. The quantity of SO2 released to the atmosphere was estimated by Olympic to be in the range of 10 to 15 lbs. In June of 1993, the caustic soda storage tank overflowed as a result of operator error. Approximately 2,645 lbs. of caustic soda were released to the bermed area in the tank farm and then pumped to the drain field. Follow-up analyses indicated a minimal impact and warranted no remedial action. Although Ecology was notified, no penalties were issued. In October of 1993, a second release of SO2 occurred during morning start-up operations. The leak was quickly isolated with valves and the estimated quantity of the release was approximately 0.5 to 1.5 lbs. A report was filed although no penalties or further action notices were issued (CACI MFOLYC7RIR022897).

Ecology inspection reports in the early 1980s indicated that the storage tanks were in poor condition, that there were voids in the dike in the tank farm area, and that leakage from the loading rack area was evident (PTI MFOLYC3IR050680, PTI MFOLYC3IR031282). In a 1985 inspection report, Ecology noted that the production area appeared well maintained and clean. They also indicated that tank upgrades had occurred, including reinforcement of bottom seams on Tank Nos. 1 and 2 and complete bottom replacement on Tank Nos. 5 and 6 (PRC MFOLYC3IR030885). A 1992 Ecology inspection report states that the site at that time had zero process discharge, that stormwater was routed through an oil/water separator, that concrete diking surrounded the tank farm and Bisulfite process, and that all appeared clean and leak tight (PRC MFOLYC3IR102892).

Olympic retained Dames and Moore to conduct a Phase 1 Environmental Site Assessment in June of 1996. Reportable quantities of refined petroleum hydrocarbon and BTEX were found in site soils, so the Phase 1 Assessment was followed by a Phase II Soil and Groundwater Investigation. The findings of the Phase II Investigation have been submitted to Ecology and Dames and Moore

## OLYC Olympic Chemical Corporation, continued

was retained to engineer a remedial system for Olympic's use in conducting an independent remedial action. The proposal is currently before Ecology who has requested additional information before approval (CACI MFOLYC7RIR022897).

Liquid product (petroleum) and wastes have been historically stored at the site by Pacific Northern Oil Co., Lilyblad Petroleum, and Chemical Processors (ChemPro). In addition to petroleum, substances historically stored at the tank farm include methanol (Sound Engineer, Inc.), nickel and chromium plating waste solutions (ChemPro), oily water (Crosby and Overton, Inc.), and ethyl alcohol (Ethanol Marketing) (PTI MFOLYC7RIR050989).

Olympic's NPDES permit, originally issued in April 1985, allowed the discharge of storm water and approximately 100 gallons per day of non-contact cooling water from the production process to the Thea Foss Waterway. The permit limit for discharge of oil and grease was a maximum of 15 mg/L (PTI MFOLYC3FS040885).

Olympic was listed as a probable source (List 2) on Ecology's Milestone 1 Report for the Mouth of the Thea Foss Waterway (CACI MFMILE3SCR060193). The Round 2 Data Evaluation Report for Thea Foss and Wheeler-Osgood Waterways notes exceedances of HPAHs, mercury, pesticides, PCBs and BEP subtidal sediments near the bank of Olympic Chemical. Exceedance ratios for these compounds were as follows: HPAHs ranged from 1.04 to 1.39; mercury was 1.27; pesticides were 1.13; PCBs were 1.20; and BEP was 2.77 (CACI F/WOEPA1TR042997). No bank samples at the Olympic site were obtained as part of EPA's data evaluation.

### Outstanding Issues:

A 1983 Ecology inspection report indicates the owner's willingness to dig test pits in the yard of the facility to investigate past oil spills, suggesting a likelihood that releases occurred in the past (PTI MFOLYC3IR020783).

Olympic's property is located at the upgradient end of the D Street terminal area. It is not known if the property has contributed to the BTEX, PAH, and lead plume in the groundwater beneath the D Street site. The primary potentially liable parties for this contamination are Shell Oil Corporation, UNOCAL Corporation, and Mobil Oil Corporation (now British Petroleum) (CACI MFMILE3SCR060193).

### Corporate History:

Olympic Chemical Corp. was incorporated in WA in 1976 and began operations at the 1002 East D Street site in 1977. It has no subsidiaries.

## OLYC Olympic Chemical Corporation, continued

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Olympic Chemical Corp. - RFI (CACI MFOLYC1RFI013197) |
| 4/24/89 | General Notice Letter and Request for Information - GNL/RFI (No copy in party file.) |
| 4/00/85 | NPDES Permit No. WA000125-2 issued to Olympic Chemical Corporation (PTI MFOLYC3FS040885) |

**Descriptions of Documents Related to Olympic Chemical Corporation:**

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI MFPACM7RIR041897: 04/18/97. Thomas M. Kilbane, Ater, Wynne, Hewitt, Dodson & Skerritt, LLP. Response of Pacific Northern Oil to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFOLYC7RIR022897: 02/28/97. Alvin G. Ash, President and Director, Olympic Chemical Co. Response of Olympic Chemical to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFOLYC1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Olympic Chemical's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFOLYC1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI MFMILE3SCR060193: 06/01/93. Ecology. Source Control Status Report Milestone1for the Mouth of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC MFOLYC3IR102892: 10/28/92. Ecology. Urban Bay Action Program Inspection Report.

**OLYC Olympic Chemical Corporation, continued**

Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MFOLYC7WDP032091: 03/20/91. A. Ash, Olympic Chemical Corp. Waste Discharge Permit No. WA000125-2 for Olympic Chemical Corp. Includes transmittal correspondence, plot plan and detail of oil-water separator and emergency spill facility. Document type: Waste Discharge Permit. Enforcement quality: Documents supplied by PRPs/agents.

PRC F/WOTACOCR5060089: 06/00/89. City Waterway Environmental Review, Phase I and Phase II reports. Prepared by Parametrix, Inc. for the City of Tacoma Department of Planning. Document type: Contractor Report. Enforcement quality: Documents supplied by PRPs/agents.

PTI MFOLYC7RIR050989: 05/09/89. Olympic Chemical Corp. Response to request for information. Document type: Response to request for information. Enforcement quality: Document supplied by PRPs/agents.

CACI MFOLYC3NPP072593: 07/25/85. M. Horton, Ecology. NPDES Permit No. WA-000125-2 for Olympic Chemical Corp. Includes transmittal correspondence and 4/8/85 fact sheet. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

PTI MFOLYC3FS040885: 04/08/85. Ecology. Fact Sheet for NPDES permit. Document type: Fact sheet. Enforcement quality: Documents from agencies/agents.

PRC MFOLYC3IR033085: 03/30/85. Ecology. NPDES Description. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFOLYC3IR030885: 03/08/85. Ecology. NPDES Compliance Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI MFOLYC3IR020783: 02/07/83. Ecology. Inspection report of Olympic Chemical. Document type: Inspection report. Enforcement quality: Document from agencies/agents.

CACI MFOLYC3IR020783: 02/07/83. Jim Oberlander, Ecology. Notes that Olympic is purchasing property from Burlington Northern. Crown Petroleum is aware that rack and separator will require upgrade. Ash (Olympic) will dig test pits to investigate past oil spills. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI MFOLYC3IR031282: 03/12/82. Inspectors Jim Oberlander and Jan Pace. RCRA inspection for ChemPro tanks and inspection of Olympic Chemical related to their purchase of the prime lease. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI MFOLYC8IR111881: 11/18/81. Puget Sound Air Pollution Control Agency. Inspector L. Vaughan. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**OLYC Olympic Chemical Corporation, continued**

PRC MFOLYC3IR052681: 05/26/81. Ecology. NPDES Compliance Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI MFOLYC3IR050680: 05/06/80. Ecology. Inspection report of Olympic Chemical. Document type: Inspection report. Enforcement quality: Document from agencies/agents.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

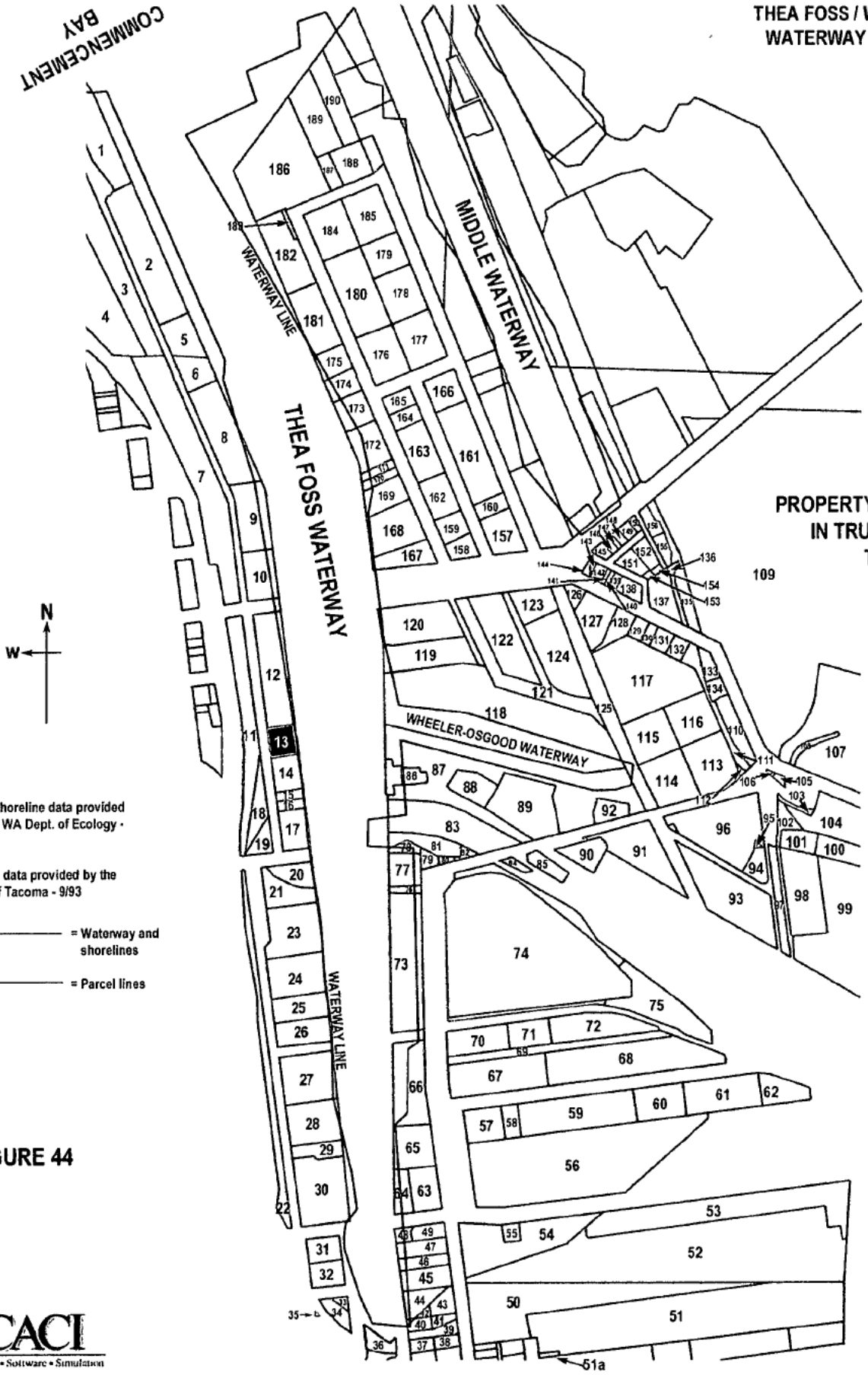


FIGURE 44

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## PACT Pacific Trustee, Ltd., continued

**Party address:**

1147 Dock Street
Tacoma, WA 98402

**Contact persons:**

Stephen Burnham
c/o Pacific Trustee, Ltd.
1302 Puyallup Street
Sumner, WA 98390

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1141 Dock Street** (13) | | | |
| 8950001971 | Dock Street Development Inc. | O | 1995-Present |
| | Pacific Trustee Ltd. | O | 1987-1995 |
| | Investco Financial Corp. | O | 1987-1995 |
| | The Peck Trust | O | 1971-1987 |
| | Consumer Central Heating Co. | O | 1920-1971 |

**Summary of Evidence:**

- Party owned vacant property adjacent to the Head of Thea Foss Waterway.
- Party's property was a confirmed source of mercury, zinc, and lead to the waterway during the period of party's ownership.

## PACT Pacific Trustee, Ltd., continued

Property Ownership

Pacific Trustee Ltd. (Pacific Trustee) owned the property at 1147 Dock Street from 1987 until 1995. In its 1997 104(e) Response, Pacific Trustee indicated that it had held bare title to the property at 1147 Dock Street in trust only and for the benefit of Investco Financial Corp. (Investco). Pacific Trustee maintains that the trust was terminated by the beneficiary (Investco) at the time the rights of the beneficiary in the property were terminated by foreclosure. Pacific Trustee also indicated that any relevant documents were in the possession of Investco (CACI HFPACT7RIR030397).

Ecology sent Pacific Trustee, in care of attorney Mr. Stephen Burnham, notice of potential liability for the release of hazardous substances under the Model Toxics Control Act (MTCA) on September 28, 1995. Ecology's decision was based on several factors, including a letter from Burnham dated February 16, 1995 in which Burnham stated that Pacific Trustee held bare title to the property, and that any action brought by Ecology regarding the property should be directed to Pacific Trustee. Additional factors were a Special Warranty Deed notarized and dated November 20, 1987 showing that Pacific Trustee was the owner of the property, and a trust agreement entered into on December 4, 1987 between Pacific Trustee and Investco showing that Pacific Trustee held title to the property. The fourth and final factor considered by Ecology was the release of material containing elevated concentrations of mercury from the property to the Thea Foss Waterway (CACI HFPACT3LTR092895). Ecology requested that Pacific Trustee enter into an agreed order with Ecology to control the mercury source at the site, but Pacific Trustee had requested that it be allowed to wait for the City of Tacoma to become involved in cleaning up the site. However, in October of 1995, the City declined to participate (CACI HFPACT3FS120195) and on December 7, 1995, Ecology issued an enforcement order to Pacific Trustee to conduct an interim action at the 1147 Dock Street site. Pacific Trustee never performed the interim action specified in Enforcement Order DE 95-TC-S408. On December 27, 1995, Burnham advised Dave Smith of Ecology that Pacific Trustee was no longer the owner of the subject property, and thus had no legal authority to proceed with any cleanup action at the site. Burnham also stated that Pacific Trustee had no funds with which to undertake the prescribed cleanup action, in that the subject property was the only asset of the trust, and it had been sold to Mr. William Looney on December 8, 1995 at a Pierce County tax foreclosure sale. Lastly, Burnham indicated that his legal services with regard to Pacific Trustee had been terminated and he had no authority to act further (CACI HFPACT7LTR122795).

Contamination

While gathering samples from the old City of Tacoma Steam Plant on Dock Street on December 7, 1993, Ecology Inspectors Joyce Mercuri, Marv Coleman, and Sandra Stephens noticed a fill area on the Investco Site of consolidated non-native material beneath a collapsed dock which was immediately south of the Steam Plant. As part of an effort to identify an ongoing source of mercury to Thea Foss Waterway, the Inspectors obtained two samples of the non-native fill. Sample SPB2, which was taken from the east face of the fill material, contained elevated levels of mercury at 4.76 mg/kg (versus the CB/NT SQO of 0.59 mg/kg), which was significantly higher

**PACT Pacific Trustee, Ltd., continued**

than the SQO. Sample SPB1, taken from the north face of the fill area, had a mercury reading of .136 mg/kg. The fill material rose vertically from the intertidal sediments to an elevation of approximately 10 - 15 feet (CACI HFINVP3MEMO021494). On March 10, 1994, Inspector Mercuri notified Mr. Burnham of Investco of the results of the sampling referenced above, noting that sample SPB2, at 4.76 mg/kg, was significantly above the CB/NT sediment cleanup objectives for mercury. Mercuri requested that Investco investigate the material further and develop a strategy for preventing the recontamination of waterway sediments (CACI HFINVP3LTR031094).

In an April 5, 1994 UBAT Inspection Report, Inspectors Mercuri and Coleman document the findings of elevated mercury levels beneath the collapsed dock, and address elevated TPH levels which were found in three locations in the vicinity of the two underground Bunker C fuel storage tanks which had been removed in 1992. Although metals and VOAs were below MTCA standards, four carcinogenic PAHs were identified above the MTCA Method A cleanup level of one to 33 ppm. According to the Inspectors, additional excavation of soil was undertaken to remove soils with TPH contamination above 200 ppm. After the second round of excavation, floating oily foam and a sheen were observed on groundwater at a depth of 11 feet. Approximately 250 gallons of oily water were removed and taken to a disposal facility. Hart Crowser, the environmental consultant who had removed the USTs in 1992, had recommended in their report dated May 4, 1993 that the land owner install three monitoring wells and a soil boring to determine if the site was a risk to the environment (CACI HFINVP3IR050494).

On April 7, 1994, an Addendum to the Milestone 1 Report was issued by Ecology which stated that Ecology considers the Investco Site to be an ongoing source of mercury to the Head of the Thea Foss Waterway Problem Area, noting that the average of the two samples taken of the fill material was 2.49 mg/kg, which is four times greater than the CB/NT SQO of 0.59 mg/kg (CACI HFMILE3SCR040794).

In a June 14, 1994 follow-up memorandum to the February 14, 1994 memorandum which summarizes the two samples of fill material beneath the collapsed dock, Inspector Mercuri documents additional sampling which was gathered during an extreme low tide of -2.6 on April 28, 1994. The sample was composited from intertidal sediments below the bulk of the fill mass previously sampled. The third sample showed elevated mercury levels of almost four times the CB/NT SQO (2.21 mg/kg). Inspectors Coleman and Mercuri also observed heavy oil emanating from the bank of the site near the border of the site and the old City of Tacoma Steam Plant situated to the north. Oily sheens appearing adjacent to the in-water pilings were also observed, as if the pilings were creating a conduit for oil underground to come to the surface. The Inspectors speculated that the oil could have been coming from the vicinity of the leaking underground storage tanks that were removed in 1992. Mercuri noted that she had spoken with Mr. Burnham on June 7, 1994, who indicated that he was coordinating with the City of Tacoma and EPA on the bank sampling efforts (CACI HFINVP3MEMO061494). In October of 1994 though, the City declined to participate in the cleanup of the site and on December 7, 1994, Ecology issued an enforcement order to Pacific Trustee to clean up the site (CACI HFPACT3FS120194). On the same day, Mr. Bill Looney of Dock Street Development bid on and became the owner of the property (CACI HFDOCD7RIR080497).

## PACT Pacific Trustee, Ltd., continued

Ecology conducted an interim remedial action at the former Investco property in August of 1997 that consisted of removal and disposal of 1,000 tons of mercury-contaminated intertidal sediments, isolation of remaining contaminated sediments, and restoration of the bank slope (CACI HFDOCD3IACR033098).

Relationship with Investco

Investco denies in its 1997 104(e) Response and Supplemental 104(e) Response that it has ever been a current or former owner, lessee/sublessee, lessor/sublessor, and/or operator of the property situated at 1147 Dock Street. Investco admits to having pursued development of the subject property between November 1987 and November 1995. Investco submitted applications to various government agencies such as the U.S. Army Corps of Engineers and the City of Tacoma, commissioned a land survey, and contracted with Hart Crowser for the removal of two underground Bunker C fuel storage tanks. However, Investco maintains that it never proceeded with the development of the property and never became an owner, operator, lessor, lessee, or occupant thereof. Investco maintains that Pacific Trustee, Ltd. owned the property from approximately December 1987 through November 1995, that Consumer Central Heating owned the property prior to Pacific Trustee, and that at some point Consumer Central Heating transferred the property to the Peck Trust and its trustee. Investco believes that Consumer Central Heating operated a steam plant on the property during its ownership, that the steam plant was demolished and removed from the property in 1980, and that the property has been vacant since that time. Stephen Burnham, attorney for both Pacific Trustee and Investco, states n a February 16, 1995 letter that the property had been held in trust since the date of its purchase from the Peck Trust in 1987. The beneficiary of the trust, according to Burnham, was Investco Financial Corp., whom he said was under no obligation to contribute capital or other money to the trust for any purpose. Burnham indicated that Investco, as beneficiary, had contributed in excess of $120,000 towards the cleanup of the site and that they were not inclined or able to undertake further cleanup of the Dock Street property (CACI HFPACT7LTR021695).

See the Investco summary for details of litigation in which stipulations have been made by Investco as to its ownership of the property.

**Corporate History:**

Pacific Trustee, Ltd. held bare title in trust only and for the benefit of Investco Financial Corp. to the 1147 Dock St. property.

**Outstanding Issues:**

## PACT Pacific Trustee, Ltd., continued

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter/104(e) Request for Information, Pacific Trustee, Ltd. - GNL/RFI (CACI HFPACT1GNL/RFI040497) |
| 12/01/95 | Enforcement Order for Interim Action, Pacific Trustee, Ltd. - EO (CACI HFPACT3EO120195) |
| 11/09/95 | Determination of PLP Status, Pacific Trustee, Ltd. - PLP (CACI HFPACT3PLP110995) |

**Descriptions of Documents Related to Pacific Trustee, Ltd.:**

CACI HFDOCD3IARC033098: 03/30/98. Joyce Mercuri, Ecology. Interim Action Cleanup Report re Dock Street Development Co. (Investco) site. Interim Action involved removal of 1000 tons of mercury contaminated sediments and restoration of bank. Document type: Interim action cleanup report. Enforcement quality: Documents from agencies/agents.

CACI HFPACT1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Pacific Trustee re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP1MEM072197: 07/21/97. Tommy Gallardo, EPA Region 10. Legal Memorandum ENFORCEMENT CONFIDENTIAL - ATTORNEY-CLIENT PRIVILEGE. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

CACI HFINVP1LTR061297: 06/12/97. Lori Houck, Office of Regional Counsel, Region 10. Transmits second request for information to counsel for Investco. Notes that the response to the 1/31/97 request was not responsive. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT7RIR030397: 03/03/97. David J. Manger, Chairman, Pacific Trustee Ltd. Response of Pacific Trustee Ltd. to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP1LTR030597: 03/05/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Advises that EPA cannot accommodate Investco's request that EPA publish a notice stating that Investco never owned what has been commonly referred to as the Investco Site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**PACT Pacific Trustee, Ltd., continued**

CACI HFINVP7RIR030497: 03/04/97. Mark M. Meyers, Esq., Williams, Kastner & Gibbs. Response of Investco Financial Corp. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPACT1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Pacific Trustee Ltd. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFLOOB3LTR121195: 12/11/95. Joyce Mercuri, Ecology. Advises of immediate needs with regard to property at 1147 Dock St. Of primary importance is the removal of ash containing mercury located adjacent to the Head of Foss Waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3EO120795: 12/07/95. Ecology. Enforcement Order No. DE 95 TC-S408 in the matter of Interim Remedial Action by Pacific Trustee, Ltd. Document type: Enforcement Order. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3LTR110996: 11/09/96. David B. Jansen, Ecology. Letter to Stephen Burnham, Pacific Trustee, Ltd. Advises of Ecology's determination of PLP status for the release from the 1147 Dock St. property. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPACT3MEMO120895: 12/08/95. Joyce Mercuri, Ecology. Transmits to Steve Burnham a hard copy of Order No. DE 95 TC-S408 issued to Pacific Trustee, Ltd. for interim remedial action at 1147 Dock St. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3EO120795: 12/07/95. Ecology. Enforcement Order No. DE 95 TC-S408 issued to Pacific Trustee, Ltd. for interim remedial action at 1147 Dock St. Document type: Enforcement Order. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3LTR120795: 12/07/95. David B. Jansen, Ecology. Transmits to Pacific Trustee Enforcement Order No. DE 95 TC-S408 for interim remedial action at 1147 Dock St. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT7LTR122795: 12/27/95. Stephen A. Burnham, Pacific Trustee, Ltd. Advises Joyce Mercuri of Ecology that Pacific Trustee Ltd. is no longer the owner of property at 1147 Dock St. and has neither the legal authority nor funds to undertake cleanup of the site. Document type:

**PACT Pacific Trustee, Ltd., continued**

Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPACT8DEED120787: 12/07/95. Richard Hammarsten, First Interstate Bank of WA. Special Warranty Deed conveying property from First Interstate Bank WA to Pacific Trustee Ltd. as trustee for Investco Financial Corp. Document type: Deed. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPACT3FS120195: 12/01/95. Ecology. Fact Sheet re Enforcement Order for Interim Action issued to Pacific Trustee Ltd. for property at 1147 Dock St. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

CACI HFPACT3LTR110995: 11/09/95. David B. Jansen, PE, Ecology. Gives notice that, based on the review of the response to the notice of PLP letter and other information, Ecology finds that Pacific Trustee is a PLP for the release at 1147 Dock St. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPACT7PLPR103095: 10/30/95. Stephen Burnham, Pacific Trustee, Ltd. Response of Pacific Trustee, Ltd. to Notice of Potential Liability for Release of Hazardous Substance Under MTCA: 1147 Dock St., Tacoma, WA. Document type: PLP Notification Letter Response. Enforcement quality: Documents supplied by PRPs/ agents.

CACI HFINVP8LTR102495: 10/24/95. R. Martin, Chief, Processing Section, US Army. Advises Steve Burnham that Investco property at 1147 Dock St. is of particular concern to EPA and Ecology because of its classification as a source of mercury contamination to the waterway. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP1LTR101895: 10/18/95. Christina Ngo, EPA Region 10. Advises the Dept. of the Army Corps of Engineers of new information re the [mercury] contamination at the Investco site and EPA/Ecology's concerns re the permit issued to Investco by the Corps. Document type: Letter. Enforcement quality: Documents from agencies/ agents.

CACI HFPACT3PLP092895: 09/28/95. Joyce Mercuri, Ecology. Advises Steve Burnham that Pacific Trustee, Ltd., as the owner of property at 1147 Dock St., is potentially liable for a release of a hazardous substance (mercury) from the site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP7LTR070795: 07/07/95. Melanie Sattler, Investco Financial Corp. Transmits to Maia Bellon a copy of the Trust Agreement between Pacific Trustee Ltd. and Investco Financial Corp. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFINVP7LTR061695: 06/16/95. Stephen Burnham, Pacific Trustee, Ltd. Sets forth the current status of the 1147 Dock St. property and the scope of the involvement of Stephen Burnham and Investco Financial Corp. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**PACT Pacific Trustee, Ltd., continued**

CACI HFINVP3MEMO061494: 06/14/94. J. Mercuri, Ecology. References elevated mercury levels detected in samples of sediments taken beneath non-native fill material at Consumers Central Heating Plant site at 1151 Dock St. (a.k.a. the Investco site). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3IR050494: 05/04/94. J. Mercuri, M. Coleman, Ecology. References elevated mercury, carcinogenic PAH, and TPH contamination at old Consumers Central Heating Plant site at 1151 Dock St. (a.k.a. the Investco site). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFINVP3LTR031094: 03/10/94. J. Mercuri, Ecology. Re mercury contamination at old Consumers Central Heating Plant site (1151 Dock St.) which is located adjacent to north side of the Investco parcel. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFINVP8PLDG070891: 07/08/91. Keith Oberhansly, as Receiver for First Interstate Bank, the Peck Trust, et al. Pleadings in Keith Oberhansly, as Receiver, v. Pacific Trustee, Ltd., Michael Corliss, and Marlyn Bateman. Includes 20-day Summons, Complaint, Notices of Appearance, and Order of Dismissal for Want of Prosecution. Document type: Pleadings. Enforcement quality: Legal and/or enforcement documents.

CACI HFINVP7PLDG070391: 07/01/91. Pacific Trustee, Ltd., Investco Partnership. Pleadings in Pacific Trustee, Ltd., Investco Partnership v. First Interstate, et al. Includes Summons and Complaint, Notices of Appearance, and Order of Dismissal for Want of Prosecution. Document type: Pleadings. Enforcement quality: Legal and/or enforcement documents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

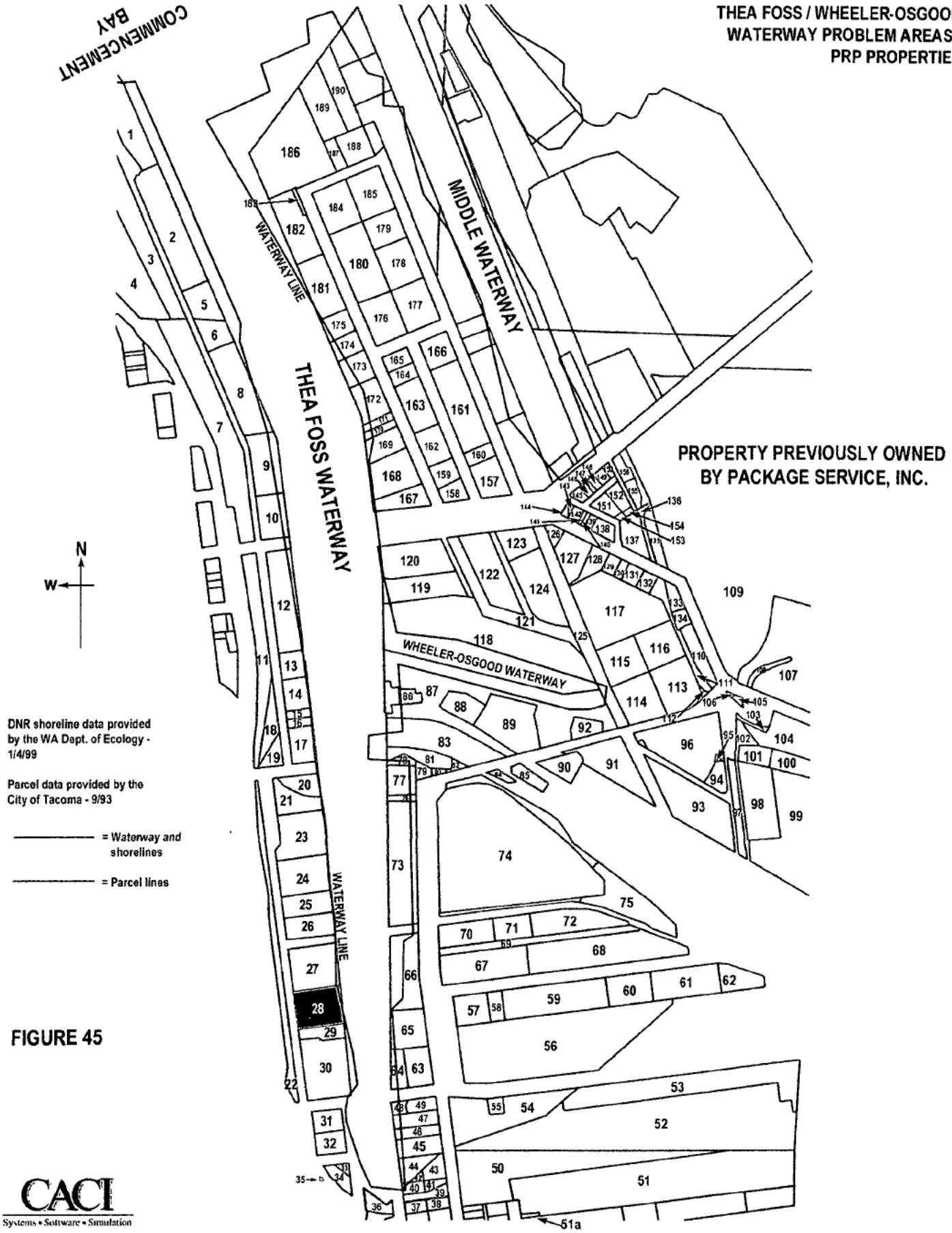


FIGURE 45

CACI
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## PACZ Package Service, Inc., continued

**Party address:**

1821 Dock Street
Tacoma, WA 98402

**Contact persons:**

Harmon Leonard
(b) (6)
P.O. Box (b) (6)

**PRP Status:** D

**Properties Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1821 Dock St.** (28) | | | |
| 8950001850 | Metropolitan Parks District of | O | 1994-Present |
| | Package Service, Inc. | O | 1953-1994 |
| | J.H. Galbraith Co. | O/T | 1945-Unk. |
| | Albers Bros. Milling Co. | | 1909-Unk. |

**Summary of Evidence:**

- Party owned property abutting head of the Thea Foss Waterway, where milling, warehousing, and trucking/transporting businesses had operated since the early 1900s.
- PAH and petroleum hydrocarbon-contaminated groundwater and soil have been documented.
- Leaking underground storage tanks and contaminated soil were previously removed.
- Surface water runoff is to Head of Thea Foss Waterway.

## PACZ Package Service, Inc., continued

Package Service, Inc. (Package Service) owned the property at 1821 Dock Street until 1994, the point at which it sold the property to the Metropolitan Parks District of Tacoma (Parks District). When Package Service purchased the property is unclear, although the Pierce County Assessor's records indicate that, prior to the sale to the Parks District, the property had last transacted in 1953 (CACI HFPACZ8LEXIS020198). The first documented use of the site was as a warehousing facility, operated by Albers Brothers Milling Co., in 1904. The operation consisted of storing processed grains. In 1945, J.H. Galbraith Holding Co. began warehousing operations, and between 1945 and 1949 Galbraith began sharing the facility with transport/trucking firms. From 1949 until the early 1980s, various transporting, shipping, and holding companies occupied the property (PRC HFPACZ5SAR121891).

In December 1991, Black and Veatch Waste Science and Technology (Black and Veatch), at the request of the City of Tacoma Dept. of Public Works, conducted an environmental site assessment of the property owned by Package Service. The site assessment was performed on behalf of the City, who was considering purchasing the property. The assessment was performed to characterize the presence of hazardous contaminants on the property and to determine potential techniques and costs for remediation. Black and Veatch noted in their site assessment report that the history of the site land use indicated the presence of subsurface contamination by underground storage tanks containing petroleum products, surface soil contamination by petroleum products, solvents, and cleaning agents from vehicle maintenance operations. Black and Veatch also noted that the history of adjacent sites suggested the potential for site contamination from offsite sources, with contaminants potentially transported by fluctuating groundwater flow across the subject property towards the Thea Foss Waterway (PRC HFPACZ5SAR121891).

Soil analyses conducted by Black and Veatch indicated that PAH contamination above MTCA cleanup criteria was evident at several sampling locations at the site. Arsenic and PCBs were also detected in site soils although they were below MTCA cleanup standards and were not considered contaminants of concern. Arsenic and lead were detected in both monitoring wells at levels exceeding MCA cleanup criteria. Lastly, a composite core sample of several pilings on the property indicated the presence of PAHs at high enough levels to designate the pilings as Dangerous Waste under Washington Dangerous Waste Regulations (PRC HFPACZ5SAR121891).

Ecology noted in a December 3, 1992 Inspection Report of the Package Service property that four USTs were removed in 1988 and '89, and that soil and groundwater contamination by gasoline and petroleum hydrocarbons was documented at that time. Contaminated soil was removed along with the USTs although the groundwater contamination was not remediated. Ecology noted that subsequent investigations indicated the presence of highly elevated levels of PAHs in the soils, low PAH levels in the groundwater, and ambiguous data regarding halogenated hydrocarbons in the groundwater. The J.H. Galbraith building on the property, a two-story building that was scheduled for demolition at the time of the 1992 Ecology inspection, had cracked concrete flooring in the northeast corner that was intermingled with what appeared to be coal tar. Ecology Inspector Marv Coleman commented that the appearance was that of liquid coal tar "oozing" up through the floor and subsequently drying out. The presence of coal tar was not confirmed at the time of the

## PACZ Package Service, Inc., continued

inspection. Coleman also noted in his report that a 1991 report (unidentified) that was generated for the City apparently indicated high levels of PAHs in soils (and possibly groundwater) at the Pacific Coast Oil facility directly north of the Package Service site (PRC HFALBM3IR120392).

Ecology conducted a subsequent inspection of the Package Service site, in April of 1993, and noted that follow-up inspections and oversight of the site investigation indicated that the site is not likely being impacted by halogenated hydrocarbon contamination (although the presence of PAHs and petroleum hydrocarbons in site soils and groundwater was confirmed). Inspector Coleman noted that the former Galbraith building was scheduled for demolition, although the concrete slab on which the building was constructed was not scheduled for demolition because of the tar-like contaminants previously mentioned. The slab was intended to be left "as is" with storm water runon/runoff being diverted and/or prevented from entering the area that contains the subsurface contaminants (CACI HFALBM3IR041693).

Ecology listed the Package Service/Albers Mill site as a probable (List 2) source of problem chemicals to the Head of Thea Foss Waterway in the Milestone 1 Report, noting that problem chemicals had been identified. Ecology did not categorize the site as a List 3 (confirmed) source of problem chemicals because existing information suggested that an enforcement action for source control was not necessary at that time (CACI HFMILE3SCR060193).

**Outstanding Issues:**

Package Service, Inc. did not respond to EPA's 1997 104(e) Request for Information. Information in the possession of EPA suggested that the address of Harmon Leonard, the registered agent of Package Service, was P.O. Box 817, Mercer Island, WA 98040, and it was to that address that the GNL/RFI was sent in January of 1997. Region 10 Civil Investigator Keven McDermott attempted to locate Package Service in April of 1997 after they failed to respond to EPA's 104(e) Request. McDermottt reported that the company is not registered with WA State as either a limited partnership or corporation. She had learned that Package Service currently receives mail at P.O. Box 817, Mercer Island, WA 98040. According to McDermott, the person who made the application for the post office box was a Betty Jane Thomas. A second letter which was intended to have been sent to Thomas, was sent by EPA to Ms. Betty Jane Davis at 8401 SE 34th Place, Mercer Island, WA 98040, the address listed for Thomas. Like the letter to Leonard, the letter to Davis (that was intended for Thomas) was not answered. The address for Thomas, which was obtained by McDermott through the U.S. Post Office, is one of the two addresses that Jeff VerHoef of CACI found listed with the Secretary of State for Package Service. The P.O. Box 817 address is also listed with the Secretary of State for Package Service.

In approximately April of 1998, Assistant Tacoma City Attorney Bob Betcone contacted VerHoef seeking information on the whereabouts of Package Service, from whom the City had purchased the property at 1821 Dock Street.

## PACZ Package Service, Inc., continued

**Corporate History:**

The Corporate Record listed with the WA Secretary of State shows Package Service, Inc. as an active corporation in compliance. Package Service was incorporated on May 5, 1938.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter with 104(e) Information Request, Package Service, Inc. - GNL (CACI HFPACZ1GNL/RFI013197) |

**Descriptions of Documents Related to Package Service, Inc.:**

CACI HFPACZ1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to Package Service, Inc. Advises that a response to the 104(e) request must be received within 7 days or civil penalties may be Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCP1MEMO041097: 04/10/97. Keven McDermott, Civil Investigator, EPA Region 10. Transmits corporate status information on Dock Street Partners, Wes-Pac Transportation Co., Package Service Co., and Puget Sound Plywood. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFPACZ1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Package Service, Inc. c/o Harmon Leonard. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

PRC HFALBM3IR041693: 04/16/93. Coleman, Inspector, Ecology. UBAT Inspection Summary; notes LUSTs removed from facility; PAHs, VOCs, petroleum hydrocarbons; storm sewers collect surface water runoff with discharge to Head-Foss. Document type: Inspection Report. Enforcement quality: Documents from agencies/ agents.

CACI HFALBM3IR041693: 04/16/93. M. Coleman, Ecology. UBAT Inspection Report for Albers Mill/J.H. Galbraith site. References LUSTs removed from property, and notes that previous investigations have documented PAHs, HHs and petroleum hydrocarbons in soil and groundwater. Surface water runoff drains to Head of Foss. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFALBM3IR120392: 12/03/92. Coleman, Inspector, Ecology. UBAT inspection report; notes low levels of PCBs in tarry surface on floor of building (demolished 1992). Document type:

**PACZ Package Service, Inc., continued**

Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPACZ5SAR121891: 12/18/91. B&V Waste Science and Technology Corp. for City of Tacoma Dept. of Public Works. Environmental Site Assessment Report for Package Service, Inc. at 1821 Dock St. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

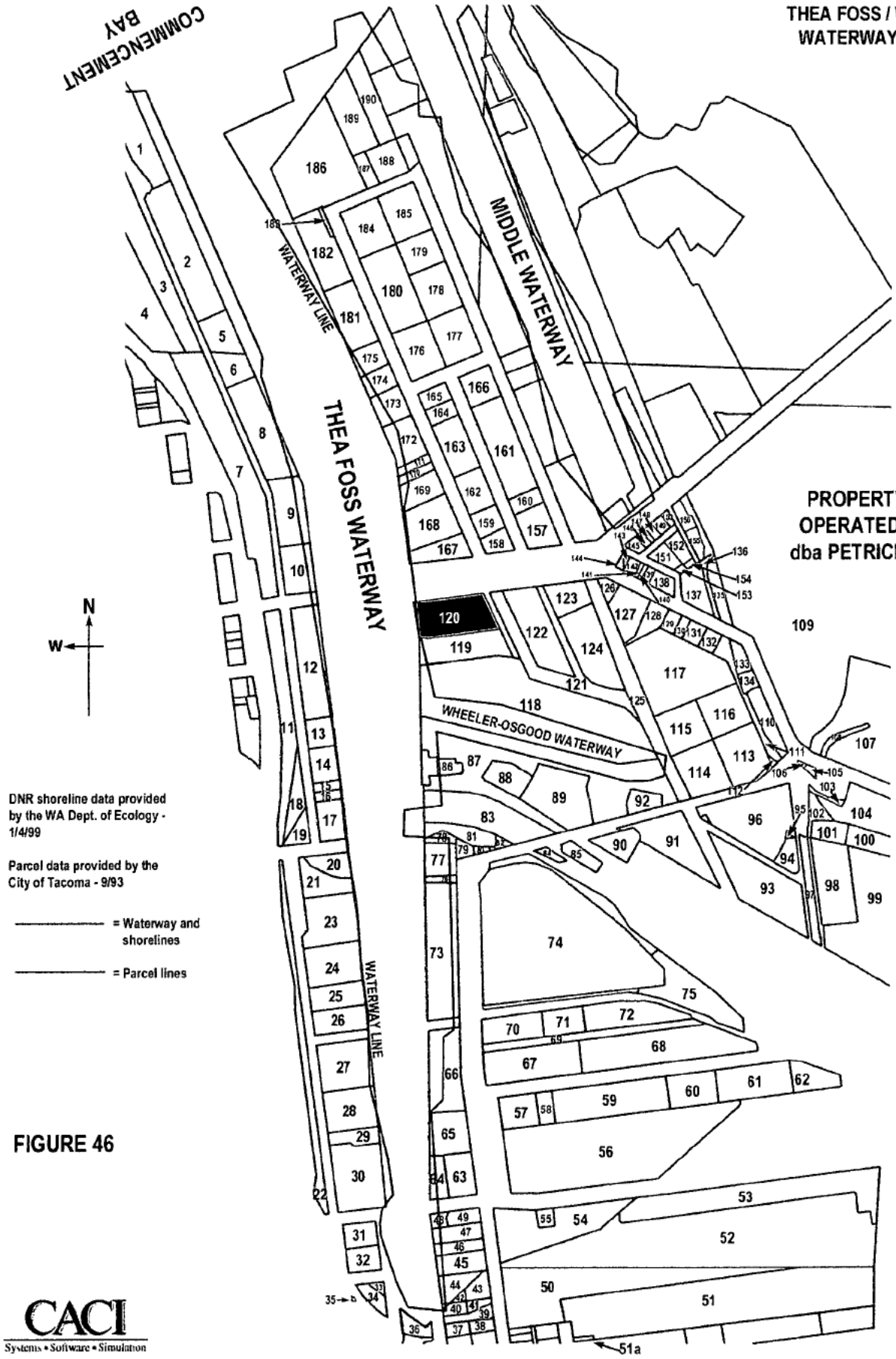


FIGURE 46

CACI
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## PETM Petrich Marine Dock

**Party address:**

Petrich Marine Dock/Marie C. Petrich/Clare Petrich
1118 East D Street
Tacoma, WA 98421-1708

**Contact persons:**

Clare Petrich
c/o Petrich Marine Dock
1118 East D Street
Tacoma, WA 98421-1708

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1118 and 1120 East D Street** (120) | | | |
| 8950001070<br>8950001080 | Marine Iron Works | T | 1941-1993 |
| | Puget Sound Heat Treat | T | 1959-1992 |
| | Marie C. Petrich | O | 1990-Present |
| | Petrich Marine Dock | T | 1990-Present |
| | Dutch Harbor Seafoods | T | 1972-1995 |
| | Hervey Petrich | O | 1959-1989 |
| | Martin Petrich, Sr. | O | 1941-1959 |

**Summary of Evidence:**

- Party operates a commercial dock at the Head of the Thea Foss Waterway.
- Cooling water discharged by upland tenant drained to the waterway through storm drains.

## PETM Petrich Marine Dock

- Oils detected on storm drain cover indicating dumping of oil into drain.

[Please see narrative for Marine Iron Works for information on upland operations at and releases of problem chemicals from the site.]

Petrich Marine Dock (Petrich Marine) operates a commercial dock which it leases to marine vessels for loading/unloading, maintenance, and vessel conversion. Some painting of marine vessels has also occurred at the site. The property on which Petrich Marine operates, Parcel No. 8950001070, is owned by Marie C. Petrich. Marie Petrich is the widow of Hervey M. Petrich, owner of the property from 1959 - 1989. Petrich Marine is owned by a partnership of Marie Petrich and her daughter, Clare Petrich. The property is two and one-half acres in size, and is bounded by Thea Foss Waterway on the west, East 11th Street to the North, East D Street to the east, and Parcel No. 8950001060, owned by Woodworth and Company, to the south (CACI HFPETM7RIR042197).

Drainage from the Petrich Marine property is to Thea Foss Waterway via Outfall Nos. 740 and 743. Three exterior storm drains exist on the portion of property operated by Petrich Marine and all drain to the Thea Foss Waterway. During an August 8, 1992 Ecology inspection of the property, Inspectors Joyce Mercuri and Garin Schrieve noted evidence of the dumping of oil into the storm drain at the front of Building No. 1. The vessel *Galaxy,* which ties up at the Petrich Marine Dock four months out of the year, was tied up at the dock at the time although the plant manager for the *Galaxy* denied responsibility for the dumping. Clare Petrich was advised by Ecology that the posting of "No Dumping" signs near the storm drains might be beneficial. She was also asked to have the material in the storm drain cleaned out, characterized, and disposed of in accordance with Dangerous Waste Regulations. The Inspectors also noticed several barrels of material labeled "Hazardous Waste - Paint Thinner" inside Building No. 1, as well as three barrels labeled "Water-Contaminated Gas." There were also five barrels of waste oil and another labeled "Caustic." No berming or spill-containment was in place in the building at the time of the inspection. Building No. 2, used primarily for parts storage, had a storm drain on the northeast wall that was positioned such that the approximately half of the grate was inside the building. Ms. Petrich was advised that the portion of the grate inside the building should be covered to prevent spills from reaching the drain. Several drums of unused oil and waste oil, in addition to an open five-gallon bucket containing waste oil, were sitting on the dock next to the *Galaxy.* Ms. Petrich was advised that a spill containment system should be used when using chemicals and oil on the dock. The Inspectors noted that the vessel *Galaxy* which was present at the site at the time of the inspection, had been painted while tied up at the Petrich Marine Dock, although the hull preparation work had been done at AK-WA (PRC HFPETM3IR080492).

Ms. Petrich noted in her 1997 104(e) Response that there was an underground storage tank on the west [sic] end of the property adjacent to D Street which was removed in 1990. (The west end of the property actually borders the waterway, while D Street is on the eastern end of the property.) It is believed that the UST was installed in approximately 1950 (CACI HFPETM7RIR042197). Marine Iron Works, in its 1997 104(e) Response, indicated that the UST

## PETM Petrich Marine Dock

had a capacity of 1,600 gallons and held fuel used to fire a boiler that was in operation in the 1960s. The fuel in the UST was pumped out at the time of removal and Marine Iron Works has no knowledge of contamination associated with the use of the UST or its removal (CACI HFMARR7RIR040997).

The west end of the property abuts Thea Foss Waterway and a 237.5-foot pier and bulkhead have been situated at this location since approximately the early 1920s. The northern half of the bulkhead is constructed of concrete blocks; the southern half, which was repaired in 1989, has a metal bulkhead wall (CACI HFPETM7RIR042197).

Ecology's Milestone 1 Source Control Status Report for the Head of Thea Foss Waterway lists the Petrich Marine/Marine Iron Works site as a probable (List 2) source of hazardous substances (CACI HFMILE3SCR060193). In an addendum to the Milestone 1 Report dated April 7, 1994, Ecology indicates that the site is a confirmed and ongoing source of hazardous substances. Ecology stated specifically in their addendum to the Milestone 1 Report that sampling results for cadmium, copper, lead, and zinc substantially exceeded CB/NT SQOs (CACI HF/MFMILE3SCR040794).

### Outstanding Issues:

The owner of the property may also include Marie C. Petrich, Trustee for Hervey M. Petrich Credit Trust and the Hervey M. Petrich Q-Tip Trust. These trusts may need to be named in a complaint if litigation is pursued.

### Corporate History:

Property is owned by Marie C. Petrich, and Marie C. Petrich, Trustee for the Hervey M. Petrich Credit Trust and the Hervey M. Petrich Q-Tip Trust. Petrich Marine Dock is a partnership owned by Marie C. Petrich and Clare Petrich (CACI HFPETM7RIR042197).

### Administrative Actions:

| Date | Document |
|---|---|
| 7/25/97 | General Notice Letter and 104(e) Request for Information, Petrich Marine Dock - GNL (CACI HFPETM1GNL072597) |
| 1/31/97 | 104(e) Request for Information, Marine Iron Works - RFI (CACI HFMARR1RFI013197) |

## PETM Petrich Marine Dock

**Descriptions of Documents Related to Petrich Marine Dock:**

CACI HFPETM1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Petrich Marine Dock re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDUTH7RIR070197: 07/01/97. Richard C. White, President, Dutch Harbor Seafoods, Ltd. Response of Dutch Harbor Seafoods, Ltd. to EPA's 6/2/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPETM7RIR042197: 04/21/97. Clare Petrich, Petrich Marine Dock. Response of Petrich Marine Dock to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMARR7RIR040997: 04/09/97. Patrick J. Mullaney, Danielson Harrigan & Tollefson, LLP. Response of Marine Iron Works to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPETM7LTR040497: 04/04/97. Guy J. Sternal, Eisenhower & Carlson. Request on behalf of Petrich Marine Dock for extension of time in which to respond to 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPETM1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of letter on behalf of Petrich Marine Dock requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPETM7LTR021897: 02/18/97. Guy J. Sternal, Esq., Eisenhower & Carlson, PLLC. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Petrich Marine Dock's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPETM1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Petrich Marine Dock. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFPETM7LTR121096: 12/10/96. Barney J. Mason, Esq., Cusack & Knowles. FOIA Request for WA State Dept. of Ecology Inspection Report for Petrich Marine Dock. Document type: Letter. Enforcement quality: Unknown.

## PETM Petrich Marine Dock

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPETM7LTR061094: 06/10/94. C. Murray, Petrich Marine Dock. Advises of source control efforts ongoing at Petrich Marine Dock. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFMARR3LTR020994: 02/09/94. J. Mercuri, Ecology. Advises that three catch basins sampled at Petrich Marine Dock/Marine Iron Works site contain levels of copper, lead and zinc that exceed SQO for CB. Specifies catch basins/drain lines to be cleaned. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMARR7LTR100193: 10/01/93. R. Petrich, Marine Iron Works. Transmits chain of title worksheet and related deed copies for property which Marine Iron Works has occupied since 1941. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFMARR3IR120392: 12/03/92. Joyce Mercuri, Ecology. Urban Bay Action inspection report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPETM3IR080492: 08/04/92. Ecology. UBAT Inspection Summary: Metal Tempering Process Drains to Foss. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI HFMARR1TCR051288: 05/12/88. Mike Stoner, EPA Region 10. Record of communication with Martin Petrich. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

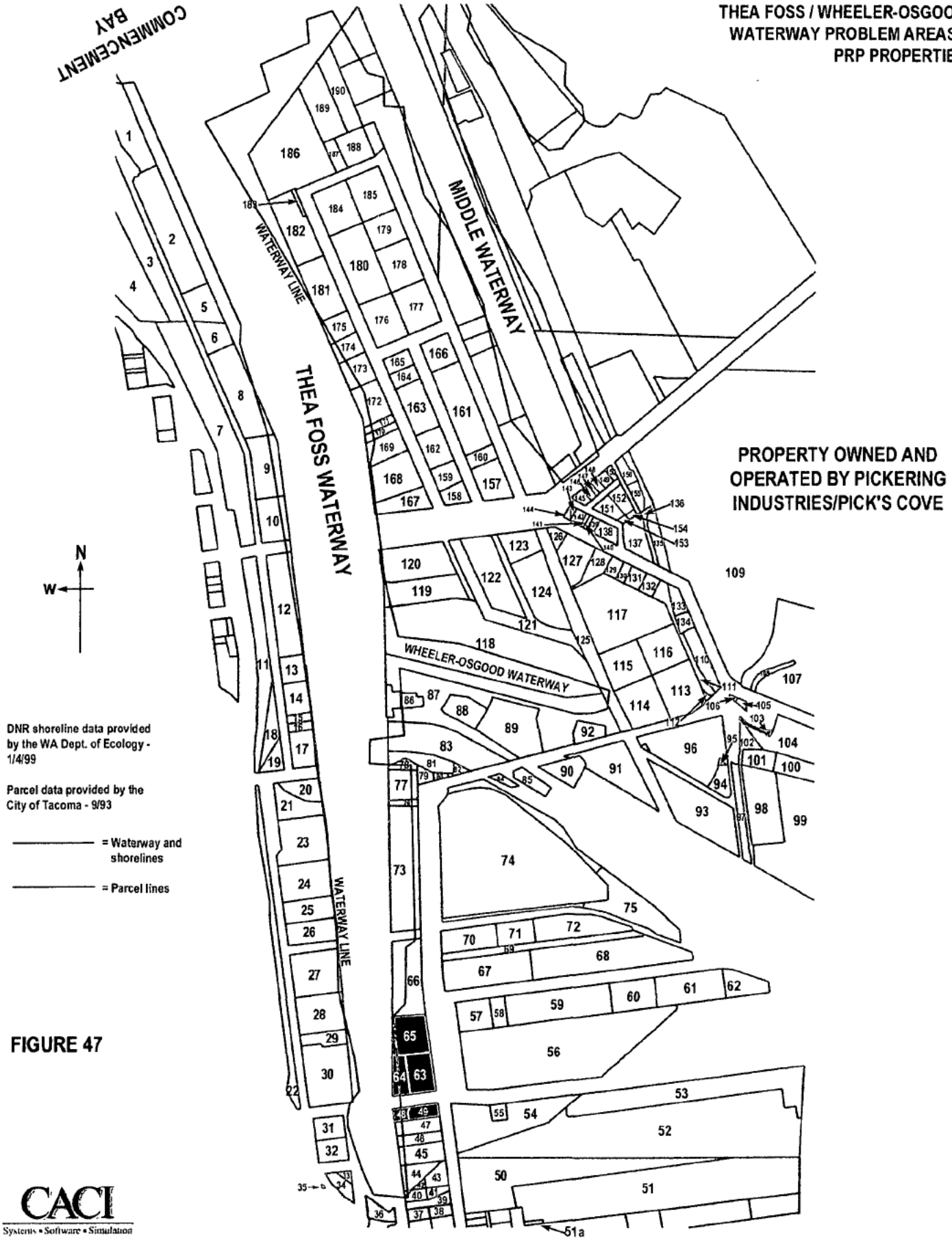


FIGURE 47

CACI
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## PICI Pickering Industries, Inc./Pick's Cove, continued

**Party address:**

Pickering, Inc.
1616 St. Paul Avenue
Tacoma, WA 98421-2400

**Contact persons:**

Attorney
James V. Handemacher
Bonneville, Viert, Morton & McGoldrick
820 A Street, Suite 600
P.O. Box 1553
(253) 627-8131
Tacoma, WA 98402

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant/ Subtenant** | **Date** |
|---|---|---|---|
| **1930 East D Street** (48) | | | |
| 8950001740 / A | Pickering, Inc. | O | 1994-Present |
| | State of WA (partial) | O | 1994-Present |
| | Pickering Industries | O | 1980-1994 |
| | Gordon and Virginia Pickering | O | 1976-1980 |
| | Pickering Industries | O | 1975-1976 |
| | Dillingham Corp./Foss Launch & Tug | O | Unknown-1975 |

## PICI Pickering Industries, Inc./Pick's Cove, continued

| | | | |
|---|---|---|---|
| **1930 East D Street** (64, 63, 49) | | | |
| 8950001751 / B | Pickering, Inc. | O | 1994-Present |
| | State of WA (Partial) | O | 1994-Present |
| | Pickering Industries | O | 1980-1994 |
| | Gordon and Virginia Pickering | O | 1972-1980 |
| | Ross Lumber | O | Unk.-1972 |
| **1930 East D Street** (64, 63, 49) | | | |
| 8950001627 / C | Pickering, Inc. | O | 1994-Present |
| | State of WA (Partial) | O | 1994-Present |
| | Pickering Industries | O | 1980-1994 |
| | Gordon and Virginia Pickering | O | 1976-1980 |
| | Pickering Industries | O | 1975-1976 |
| | Dillingham Corp./Foss Launch & Tug | O | Unk.-1975 |
| **1930 East D Street** (65) | | | |
| 8950001623 / E | Pickering, Inc. | O | 1994-Present |
| | Pickering Industries | O | 1983-1994 |
| | Pickering Industries Profit Sharing Plan | O | 1977-1983 |
| | John and Bea Meaker | O | Unk.-1977 |
| **1940 East D Street** (64, 63, 49) | | | |
| 8950001611 / D | Pickering, Inc. | O | 1994-Present |
| | State of WA (Partial) | O | 1994-Present |
| | Pickering Industries | O | 1980-1994 |
| | Gordon and Virginia Pickering | O | 1972-1980 |
| | Ross Lumber | O | Unk.-1972 |

## PICI Pickering Industries, Inc./Pick's Cove, continued

| | | | |
|---|---|---|---|
| **1616 St. Paul Avenue** (Unable to locate based on available information.) | | | |
| 8950001404 / F | Pickering, Inc. | O | 1994-Present |
| | J.A.G. - Pick Properties | O | 1990-1994 |
| | Pickering Industries | O | 1990-1990 |
| | Union Pacific Land Resources Corp. | O | Unk.-1990 |
| **1616 St. Paul Avenue** (Unable to locate based on available information.) | | | |
| 8950001405 / G | Pickering, Inc. | O | 1990-Present |
| | J.A.G. - Pick Properties | O | 1990-1994 |
| | Pickering Industries | O | 1990-1990 |
| | Union Pacific Land Resources Corp. | O | Unk.-1990 |
| **21st and Canal Street** (Unable to locate based on available information.) | | | |
| 8950001402 / H | Pickering, Inc. | O | 1990-Present |
| | J.A.G. - Pick Properties | O | 1990-1994 |
| | Pickering Industries | O | 1990-1990 |
| | Union Pacific Land Resources Corp. | O | Unk.-1990 |
| **15125 St. Paul Avenue** (103) | | | |
| 8950001382 / I | Pickering, Inc. | O | 1994-Present |
| | J.A.G. - Pick Properties | T | 1991-1994 |
| | Union Pacific Land Resources Corp. | O | Unk.-1991 |

## PICI Pickering Industries, Inc./Pick's Cove, continued

| | | | |
|---|---|---|---|
| **21st and Canal Street** (Unable to locate based on available information.) | | | |
| 0320033023 / J | Pickering, Inc. | O | 1994-Present |
| | J.A.G. - Pick Properties | | 1991-1994 |
| | Joseph Simon & Sons | T | Unk.-Present |
| | Union Pacific Land Resources Corp. | O | Unk.-1991 |
| **540 East 15th Street** (Unable to locate based on available information.) | | | |
| 0320041050 / K | Pickering, Inc. | S/T | 1988-Present |
| | Pickering Industries | S/T | 1988-1994 |
| | Gordon and Virginia Pickering | T | 1987-1988 |
| | Burlington Northern Railroad Co. | O | 1900-Present |
| **540 East 15th Street** (Unable to locate based on available information.) | | | |
| 0320041080 | Pickering, Inc. | O | 1994-Present |
| | Pickering Industries | O | 1988-1994 |
| | Gordon and Virginia Pickering | O | 1987-1988 |
| | Burlington Northern Railroad Co. | O | 1900-1987 |

**Summary of Evidence:**

- Party owns and operates numerous properties upland from the Mouth of the Thea Foss Waterway on which it operates a plywood laminate manufacturing business.
- Party owns properties adjacent to the Mouth of the Thea Foss Waterway on which it operates a marina/boatyard.
- Storm water runoff and boiler flush water drain to a Tacoma storm drain that discharges to the waterway at Outfall No. 243.
- Releases of glue and boat repair wash waters containing zinc, fiberglass, and paint have been documented for this party.

## PICI Pickering Industries, Inc./Pick's Cove, continued

- Storm drain sample revealed concentrations of lead, mercury, zinc, and copper.
- Ecology has documented numerous instances of poor BMPs including storage of drummed solvents in unbermed area which drains to storm drains.

### Pickering Industries

Pickering Industries (Parcels B and D initially and F - I after 1994) was established as a wholesaler of plywood products in 1969 and commenced operations in 1970. In 1972, the company began manufacturing decorative laminates which were then bonded to plywood and particle board. Pickering purchased the decorative papers from suppliers like Reichhold Chemical, and the paper was pre-saturated with resin when Pickering purchased it. The process of lamination was accomplished by applying the papers to both sides of a panel, either plywood or particle board, in a hot press. Pickering then shipped the laminated panels to cabinet makers for use in construction of kitchen cabinets, fixtures, and furniture (CACI HFPICI7RIR053089).

The by-products used by Pickering Industries include paper, plywood, and particle board. Virtually all waste paper and wood products are and were shipped to the City of Tacoma Landfill. Pickering also uses a water-based adhesive for the manufacture of some of its laminates. The adhesive is stored in 55-gallon drums, and cleanup wash water is discharged to the sanitary sewer. The adhesive is classified as "biodegradable and harmless" according to the party (CACI HFPICI7RIR053089).

The first documented discharge from the Pickering Industries/Pick's Cove facility occurred on June 12, 1987. Ecology Inspectors Scott Morrison and Paul Stasch arrived at the Pickering facility and observed an employee washing a white material down the storm drain, which was draining to and discoloring the waterway. The Inspectors proceeded to the office and spoke with manager of maintenance and purchasing Jeff Pickering, who indicated that the white material was PVA glue which is washed off the rollers of the glue spreader after every shift (PRC HFPICI3IR061287).

Ecology conducted an inspection of the Pickering Industries D Street operation on December 16, 1992 and Inspectors Mercuri and Marv Coleman noted that glue wastes from the spreader operation flow to a drain which discharges to the sanitary sewer. The Inspectors indicated that they did not know where boiler blowdown from the three gas-fired boilers discharged, although the Tacoma-Pierce County Health Dept. had identified high pH boiler flushing waters as discharging to Thea Foss Waterway in the past. At the time of the inspection, all truck washing activities were occurring at the J.A.G. Northwest (owned by Pickering, Inc.) facility on 15th Street. Used oils were collected near the southwest corner of the manufacturing building, approximately 50 feet from the waterway. There was also a small shed in the area with a "messy" oil tank inside, and there is a catch basin located approximately 25 feet away. The Inspectors noted that there was "quite a bit" of oil on the ground in the general area, and that there were numerous used paint cans and partially filled oil and antifreeze barrels (CACI HFPICI3IR121692).

Ecology identified Pickering Industries as a probable (List 2) source of problem chemicals to the

**PICI Pickering Industries, Inc./Pick's Cove, continued**

waterway in the June 1993 Head of the Thea Foss Waterway Source Control Status Report (PRC HFMILE3SCR060193).

Pick's Cove Marina

Pick's Cove Marina (Parcels A - D), originally a wholly owned subsidiary of Pickering Industries, and later of Pickering Inc., was incorporated in the State of WA in 1977. Over the following four years, the marina was constructed under City of Tacoma, State of WA, and Corps of Engineers permits. The marina includes 96 in-the-water boat slips and a haul-out facility for hauling yachts out of the water. Pick's Cove Marina offers boat owners numerous services including pressure washing, haul-out repairs including sandblasting, sanding, fiberglassing, painting, and other miscellaneous boat repairs and maintenance. The owners have represented that sandblasting is performed in an enclosed area and spent sandblasting grit is swept up and sent to the City of Tacoma's landfill. The owners also indicated that excess paints, rags, and other materials used in the repair and maintenance of boats are sent to the City of Tacoma Refuse Department; that the entire marina site is blacktopped; and that all material that is swept up is placed in a dumpster and sent to the Tacoma refuse site (CACI HFPICI7RIR053089).

At the time the marina was constructed, three underground storage tanks were installed: one 4,000-gallon tank for diesel fuel; one 4,000-gallon tank for regular gasoline; and one 1,500-gallon tank for unleaded gasoline. An above-ground tank for propane was installed in 1985. Pick's Cove offers its customers use of the marina's used oil tanks. Pick's states that the used oil tanks are equipped with drip pans to prevent spillage, and it stores its used paint in a metal storage locker. Used paint and empty paint cans are disposed of through the Tacoma Refuse Department. Oil products are stored in a store room with a concrete floor and are used only for Pickering maintenance operations such as servicing forklifts and trucks. Mr. Gordon Pickering, who responded on behalf of Pickering Industries, Pick's Cove, and Pickering, Inc. to EPA's 1989 and 1997 104(e) Requests for Information, stated in 1989 that he was unaware of any hazardous spills or pipe leaks, but that some minor spillage could have occurred during fueling operations by marina customers (CACI HFPICI7RIR053089).

Ecology Inspectors noted during a June 12, 1987 inspection that the Pick's Cove haul-out yard was a "typical mess" and covered with what Mr. Jeff Pickering stated was a mix of sanding grit, paint dust and scraping material. Drums of solvent and adhesive were stored at the time of the inspection next to a storm drain that drained to the waterway. Additionally, the product storage area was unbermed, and sloped towards the storm drain (PRC HFPICI3IR061287). (It is not clear whether the product area referred to was for Pickering Industries, Pick's Cove, or both.) On August 17, 1987, Mike Price of the City of Tacoma Sewer Utility Division notified Mr. Gordon Pickering that the maintenance and hull cleaning being done by customers at the Pick's Cove boat storage yard was allowing toxics and pollutants to enter the waterway. Mr. Pickering was also advised that City of Tacoma Inspectors on May 11, 1987 had taken a grab sample of water and paint residue that was entering the storm drain adjacent to the boat storage area. A copy of the analysis which was attached to the letter from Price noted exceedances of SQOs for arsenic (4.850 mg/l), for lead (160.500 mg/l), and for mercury (1.397500 mg/l) (PTI HFPICI5LTR081787).

**PICI Pickering Industries, Inc./Pick's Cove, continued**

On June 1, 1989, Ecology Inspector Lynn Gooding was driving by Pick's Cove Marina and stopped when she noticed paint debris flowing to the catch basin by the maintenance yard. She advised the worker that was onsite at the time that paint wastes must be stopped from draining to the catch basins. Later in the day, while driving past the marina a second time, Gooding saw a person dumping a bucketful of red water into the catch basin. By the time she was able to get turned around and pull into the marina parking lot, another bucket full had been dumped into the catch basin. Apparently the worker had been hosing and sweeping the boat maintenance area, then collecting the water and dumping it into the catch basin. Gooding noted that both catch basins were full of red liquid at the time, which was running out of the outfall into the waterway. The worker was again advised that the practice of dumping waste water into the storm drain had to be stopped (PRC HFPICI3IR060189).

Ecology Inspectors Joyce Mercuri and Sandra Stephens conducted an inspection of the boat repair yard portion of the marina operations on December 12, 1992. Their report notes that Tacoma-Pierce County Health Dept. sampling of the storm drain had revealed consistently high pH and high metals content in the sediments near the drain. The Inspectors noted that the pavement in the yard was spotted with dry paint drippings and coated with what appeared to be a film of paint residues that had built up over the years. Randy Robinson, the boatyard manager who assisted the Inspectors during their visit, indicated that only approximately ten boats per year are totally stripped and that approximately 400 are prepped and painted. As to the latter, Pick's Cove currently uses an etching chemical called Interlux 202 to prep boat bottoms rather than sanding. Interlux is applied to the existing bottom paint and, once dry, is painted over (PRC HFPICI3IR120392).

EPA Summary Table for Appendix G of the Round 2 Data Evaluation Report notes SQO exceedences of PAH, mercury, metals, DDD/DDE, PCBs, and phthalates in offshore sediments. Exceedences of SQOs of LPAH are noted in the bank sediments (CACI F/WOEPA1TR070197).

Pick's Cove was identified as a confirmed and probable (List 2, List 3) source of contaminants to the Thea Foss Waterway in the June 1993 Head of the Thea Foss Waterway Source Control Status Report (PRC HFMILE3SCR060193).

In 1994, portions of the property adjacent to the 21st right of way were conveyed to the State of Washington Dept. of Transportation for construction of the SR 509 bridge. Pickering Industries' operations at that time were relocated to new plant buildings (constructed on Parcels F - I). Parcel J was historically used as a boarding house for Union Pacific Railroad and is currently used for storage of empty containers by Joseph Simon and Sons (CACI HFPICI7RIR032897).

Mr. Gordon Pickering indicated in the party's 104(e) Response that there were two leases with the Washington Dept. of Natural Resources (DNR): the first, Harbor Area Lease No. HA-2413, pertains to the harbor area in front of Parcels A - D; the second, Harbor Area Lease No. HA-2458, relates to the property in front of Parcel E (CACI HFPICI7RIR032897). DNR identifies the leases as: Harbor Area Lease No. 22-002458, issued to Pickering Industries, Inc. Profit Sharing and Trust

**PICI Pickering Industries, Inc./Pick's Cove, continued**

"for the purposes of building and maintaining wharves, docks and other structures for the convenience of navigation and commerce...," issued on March 1, 1978 to March 1, 2003, for a portion of Block 51 of the Tacoma Tidelands; and Harbor Area Lease No. 22-002413, issued to G. Gordon Pickering "for the purposes of building and maintaining wharves, docks and other structures for the convenience of navigation and commerce...," issued October 13, 1977 for a term from October 1, 1977 to October 1, 2002 for a portion of Block 52 of the Tacoma Tidelands (CACI TF/WOWASR7RIR031897).

**Outstanding Issues:**

Many of the tax parcel identification numbers for the Pickering/Pick's Cove properties have been changed as a result of the combining of some of the properties, so the numbers provided by the party do not, in many cases, match up with the numbers on the tax parcel maps in EPA's possession. For this reason, parcels are, when necessary, referred to by the alpha designations (A - J) provided by the party in its 1989 and 1997 104(e) Information Request Responses.

**Corporate History:**

Pickering Industries, Inc. was a WA corporation incorporated on April 1, 1969. The original shareholders were Gordon and Virginia Pickering. Allen Pickering, Jeffrey Pickering, Lori Pickering, and Jill Shelton became shareholders in 1989. All shares were exchanged for shares in Pickering, Inc. on June 30, 1994 at the time of the merger between Pickering Industries, Inc. and J.A.G. Northwest. The merger documents were not included in the 104(e) Response submitted by Pickering in 1997.

**Administrative Actions:**

| Date | Document |
|---|---|
| 04/24/89 | General Notice Letter, and 104(e) Request for Information, Pickering Industries, Inc. - GNL/RFI (PTI HFPICI1GNL/RFI042489) |
| 01/31/97 | 104(e) Request for Information - RFI (CACI HFPICI1RFI013197) |

**Descriptions of Documents Related to Pickering, Inc. and Pick's Cove Marina:**

CACI HFPICI1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Pickering Industries re potential liability for response costs in connection with cleanup of

**PICI Pickering Industries, Inc./Pick's Cove, continued**

Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HF/WOUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Co. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPICI7RIR032897: 03/28/97. James V. Handemacher, Esq., Bonneville, Viert, Morton & McGoldrick. Response of Pickering and J.A.G., Northwest, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPICI1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Pickering Industries' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPICI7LTR022797: 02/27/97. James V. Handemacher, Esq., Bonneville, Viert, Morton & McGoldrick. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Pickering Inc.'s activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPICI1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Pickering Industries' activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFPICM3MEMO112895: 11/28/95. J. Mercuri, Ecology. Memo to Picks Cove Marina re results of sampling conducted by Ecology on 7/29/95 at Picks facility. Lab results and diagram indicating sampling locations are attached. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFPICM3LTR112795: 11/27/95. J. Mercuri, Ecology. Formally requests that parking lot and storm drainage system at Pick's Cove Marina be professionally cleaned. Also, requests info about the use by Picks' of tributyltin bottom paints. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPICM3LTR100595: 10/05/95. J. Mercuri, Ecology. Transmits copy of follow-up NPDES Permit Inspection Report re Picks Cove Marina. Document type: Letter. Enforcement quality: Documents from agencies/ agents.

**PICI Pickering Industries, Inc./Pick's Cove, continued**

CACI HFPICM3LTR071195: 07/11/95. J. Mercuri, Ecology. Re General NPDES Permit No. WAG-03-1021 Class 1 compliance inspection of Picks Cove Marina. Encloses copy of inspection report which sites 14 recommendations and/or areas needing improvement. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPICM3LTR011995: 01/19/95. David Jansen, Ecology. Transmits Notice of Correction requiring compliance with request for information contained in 11/27/95 ltr sent by J. Mercuri with NPDES Permit No. WAG-03-1021. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPICM3LTR112493: 11/24/93. S. Stephens, Ecology. Re Class I Compliance Inspection of Picks Cove Marina. General NPDES Permit No. WAG-03-1021 and Inspection Report are attached. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPICI3TR060193: 06/01/93. Ecology. Milestone Report; notes glue wastes drain to sanitary sewer. Document type: Technical report. Enforcement quality: Standard reference documents.

CACI HFPICI3IR121692: 12/16/92. J. Mercuri, M. Coleman, Ecology. UBAT inspection report re Pickering Industries site at 2102 and 1930 East D St. Reference is made to past practice of discharging high pH boiler blowdown to Foss waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/ agents.

PRC HFPICI3IR110392: 11/03/92. Coleman, Schreive, Inspectors, Ecology. Inspection report for Pickering Industries Warehouse. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPICI5TR060790: 06/07/90. City of Tacoma. City Waterway Environmental Review. Document type: Technical report. Enforcement quality: Standard reference documents.

PRC HFPICI3IR060189: 06/01/89. Lynn Gooding, Inspector, Ecology. Inspection report for Picks Cove Marina; notes paint area waste down catch basin. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPICI1MAP053089: 05/30/89. Whitacre Engineers, Inc. Map of utility system for Pick's Cove Marina. Document type: Map. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPICI7RIR053089: 05/30/89. Gordon Pickering, President, Pickering Industries. Response of Pickering Industries and Pick's Cove Marina to EPA's 1989 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPICI1TCR052489: 05/24/89. David William, EPA Region 10. Record of telephone communication regarding 30-day extension. Document type: Telephone contact report.

**PICI Pickering Industries, Inc./Pick's Cove, continued**

Enforcement quality: Documents from agencies/agents.

PRC HFPICI8NTS092888: 09/28/88. Unknown. Notes on letter concerning Pickering Industries process. Document type: Notes. Enforcement quality: Unknown.

PRC HFPICI8NTS092088: 09/20/88. PAC, PTI. Notes from Pickering Industries file review (also includes notes from Pick's Cove Marina file review). Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PRC HFPICI11CAR042288: 04/22/88. Gordon Pickering, President, Pickering Industries, Inc. Corporate license renewal/annual report for Pickering Industries, Inc. (also for Pick's Cove Marine, Inc.). Document type: Corporate Annual Report. Enforcement quality: Legal and/or enforcement documents.

PRC HFPICI3IR061287: 06/12/87. Paul Stasch, Inspector, Ecology. Inspection report for Picks Cove/Pickering Industries; notes PVA glue being washed down to the waterway via the stormwater system. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPICI3IR060683: 06/06/83. City of Tacoma. Inspection report for Pickering Industries; notes boat washwater, boiler water, and glue all being discharged to waterway via the stormsewer system. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

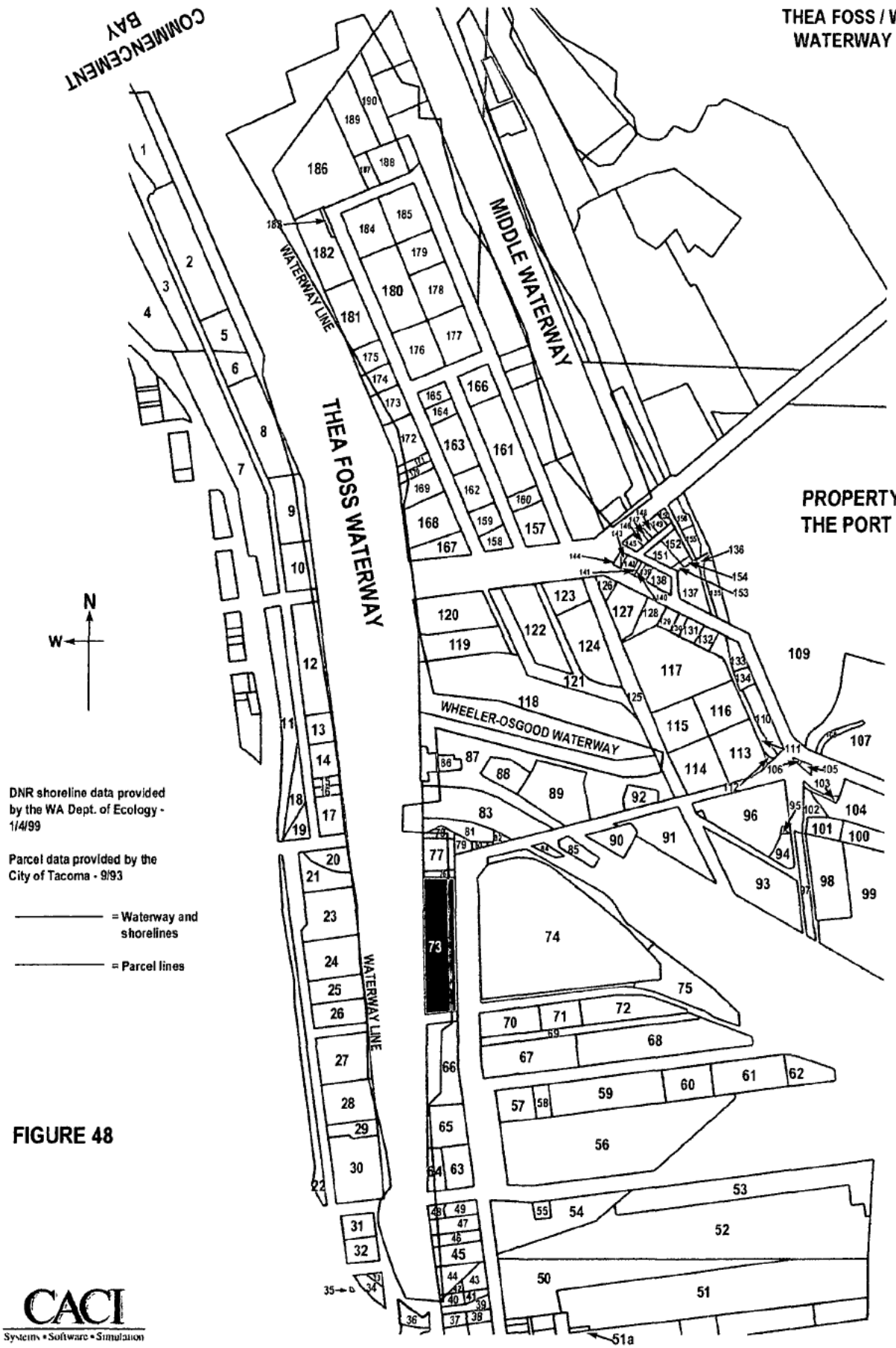


FIGURE 48

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**PORA Port of Tacoma, continued**

**Party address:**

City Marina
1616 East D Street
Tacoma, WA 98421

**Contact persons:**

Bob Emerson, Manager, Real Estate
c/o Port of Tacoma
P.O. Box 1837
Tacoma, WA 98401

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1616 East D Street** (73) | | | |
| 8950001571 | Metropolitan Parks District of Tacoma (Property only) | O | 1991-Present |
| | Port of Tacoma (Marina improvements only) | O | 1987-Present |
| | Condor Group Inc. | ST | 1996-Present |
| | Eva Palka & Associates | ST | 1987-1996 |
| | Marshall Perrow (Marina improvements only) | O | Unk.-1987 |
| | Marshall Perrow | ST | Unk.-1987 |
| | Burlington Northern Railroad Co./Glacier Park Co. (Property only) | O | Early 1900s-1991 |

**PORA Port of Tacoma, continued**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| | Washington Dept. Natural Resources (Tidelands) | O | 1890s-Present |

**Summary of Evidence:**

1616 East D Street

- Party leased land abutting the head of the Thea Foss Waterway at which its subtenant operated a marina.
- Storm water runoff drains through catch basins directly to the waterways.
- Waste oil and boat paint spills are documented; soils near the bank contain problem chemical metals.
- Leachate discharge from garbage dumpster to storm drains is documented.

[Please see narrative for Eva Palka and Associates.]

The site of the Port of Tacoma/City Marina was owned and operated for many years by Burlington Northern Railroad (Burlington Northern) as a log dump and log storage/rafting site. Marshall Perrow, who constructed the original marina on property leased from Burlington Northern, owned and operated the marina for many years prior to the Port of Tacoma's (Port) purchase of the marina improvements in 1987. From 1987 to 1991, the Port leased the property, which abutted the head of the Thea Foss Waterway, from the Glacier Park Company (a subsidiary of Burlington Northern). At the time the Port took possession of the property in August of 1987, the City Marina was in "fair" condition, according to the Port in its 1997 104(e) Response, with approximately 50 - 60 occupied slips. The Port indicated that it was unaware of any hazardous materials or debris onsite, although there was general knowledge concerning the presence of contaminated sediments throughout the Thea Foss Waterway. The Port constructed 66 commercial slips at the marina above the DNR submerged lands and made upland improvements including two net storage buildings and an expanded paved parking area. The drainage improvements were tied to an existing drain line with a single outfall to the waterway. The Port currently leases the property from the City of Tacoma Metropolitan Parks District (Metro Parks), who purchased the property in 1991. The Port also leases two acres of submerged land in the waterway itself from the WA Department of Natural Resources (DNR). Beginning in 1988, Eva Palka and Associates subleased the marina improvements from the Port (PRC HFPORA7RIR073189). The Condor Group is currently the sublessee operating the marina after having assumed the lease previously held by Ms. Eva Palka in 1996 (CACI HFPORA7RIR042597).

**PORA Port of Tacoma, continued**

Storm water runoff is the primary pathway to the Thea Foss Waterway documented for this property. Catch basins in the parking and waste oil storage areas drain directly to the waterway (PRC HFCITM3IR120392, PTI HFPORA7RIR073189). Stormwater runoff also drains to the waterway down the boat haul out ramp. Direct discharge of paint chips and sanding dust from boat maintenance work are documented (PRC HFPORA3IR072189), as are leachate releases to the catch basin from the solid waste containment area, spills (near storm drain) in the vicinity of the waste oil tank containment area, and unlawful storage of hazardous materials (PRC HFPORA3IR051393, CACI HFPORA3IR060493, CACI HFPORA3IR062294).

Ecology Inspectors observed a wooden fishing vessel approximately 35 feet in length stripped of paint above the water line in May of 1993. The Inspectors confirmed that the boat's owner had been sanding and scraping his boat an allowing the paint chips and dust to enter the waterway (PRC HFPORA3IR051393). Ecology wrote to Ms. Eva Palka, then operator of the City Marina, and advised her of the sanding and scraping activities, and the fact that the boat owner responsible for the release of paint chips and sanding debris was unaware that his actions were discharging contaminants to the waterway (PRC HFPORA3LTR052493). In June of 1994, Ecology Inspectors observed an uncovered waste storage area at the City Marina with numerous open containers of oily waste on the ground and the bench located nearby (CACI HFPORA3IR062294).

During a Phase II environmental site investigation commissioned by Glacier Park before the property was sold to the City of Tacoma in 1991, several problem chemical metals, including zinc (34.9 mg/kg), copper, lead, and nickel (each approximately 20 mg/kg), as well as total petroleum hydrocarbons (183 to 374 mg/kg) were detected in soils along the bank and in upland areas of the property (PRC HFBURL7PASI121490). A document titled *City Marina Sediment Quality Study of the Thea Foss Waterway, Tacoma, WA,* prepared for the Port of Tacoma in April 1997 by Hart Crowser and included with the Port's 1997 104(e) Response, notes that in the historical subtidal surface sediment quality data (data collected before Port of Tacoma ownership of the marina), only cadmium, lead, and mercury were detected above the CB/NT SQOs. The maximum exceedance ratios for the three constituents did not exceed 1.5. In more recent subtidal surface sediment quality data collected as part of the Pre-Remedial Design process, several constituents were discovered above the SQO, including anthracene, fluorene, total LPAHs, fluoranthene, pyrene, benzo(a)anthracene, total benzofluoranthenes, benzo(a)pyrene, ideno(1,2,3-cd)pyrene, benzo(g,h,l)perylene, total HPAH, and 4,4'-DDE, each of which had an exceedance ratio of less than one (exceedance frequencies ranged from 1/8 to 8/8). Mercury, acenaphthlene, phenanthrene, dibenzo(a,h)anthracene, bis(2-ethylhexyl)phthalate (BEP), and total PCBs each had detection frequencies of greater than two (exceedance frequencies ranged from 1/8 to 8/8). In the intertidal bank sediment data, pyrene, benzo(a)anthracene, dibenzo(a,h)anthracene, total HPAHs, and BEP were detected above the SQO with the maximum exceedance frequencies less than two. The exceedance frequency for these was 1/3. Fluoranthene exceeded the SQO at one location with an exceedance ratio of greater than two. Copper did not exceed the SQO in bank samples. Tributyltin (TBT) was detected in eight of eight recent (1994) intertidal bank samples and three of three intertidal bank samples. However, for all samples, the TBT concentrations did not

## PORA Port of Tacoma, continued

exceed the EPA established screening level for TBT in the Hylebos Waterway Cleanup standards (CACI HFPORA7RIR042597).

Comparison of the historical and recent data shows an increase of mercury and lead over time, and the concentration of cadmium is shown to decrease over time. Hart Crowser noted in their *City Marina Sediment Quality Study* that the data presented in the *Thea Foss Round 2 Data Evaluation Report* (Hart Crowser, 1997) show that the sediment concentrations of pyrene in the vicinity of the City Marina are generally similar to those in the adjacent Thea Foss Waterway. Concentrations of phenanthrene, bis(2-ethylhexyl)phthalate (BEP), mercury, PCBs, and TBT were, in the opinion of Hart Crowser, generally lower in the vicinity of City Marina relative to the adjacent waterway (CACI HFPORA7RIR042597).

Ecology's Head of the Thea Foss Waterway Milestone 1 Report lists the City Marina as a confirmed (List 3) source of ongoing problem chemicals to the waterway and states that the marina will need a small boatyard NPDES permit if boat repair work continues (PRC HFMILESTONE1070193).

**Outstanding Issues:**

No sampling results or other data to characterize storm water runoff quality are documented for either property.

**Corporate History:**

The Port of Tacoma is a municipal corporation (Public Port District - State of WA, Pierce County.)

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, Port of Tacoma - GNL/RFI<br>CACI HFPORA1GNL/RFI013197 |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Port of Tacoma - GNL/RFI<br>(No copy in file.) |

## PORA Port of Tacoma, continued

**Descriptions of Documents Related to the Port of Tacoma:**

CACI HFPORA1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered the Port of Tacoma's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA7RIR042597: 04/25/97. Richard Gilmur, Director, Environmental Affairs, Port of Tacoma. Response of the Port of Tacoma to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCNDG7RIR040397: 04/03/97. Stephen B. Morrison, City Marina. Response of the Condor Group, d.b.a. City Marina, to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPORA1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of the Port of Tacoma's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA7LTR022897: 02/28/97. Richard Gilmur, Port of Tacoma. Request for a 60-day extension of time in which to respond to EPA's 104(e) request regarding the Port of Tacoma's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPORA1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to the Port of Tacoma c/o John Terpstra. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFPORA1NTS012497: 01/24/97. Ken Marcy, EPA Region 10. Note to file re Port of Tacoma, Eva Palka & Associates, Condor Group, Metro Parks, and the ownership of each with regard to the Port of Tacoma City Marina Site. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFPORA1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR092394: 09/23/94. J. Mercuri, Ecology. Re reinspection of City Marina site. Many problems cited during 8/12/94 inspection have been resolved and City Marina appears to be complying with Ecology's requests. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**PORA Port of Tacoma, continued**

CACI HFPORA3LTR070794: 07/03/94. J. Mercuri, Ecology. Letter to City Marina and Port of Tacoma re 6/22/94 inspection conducted at City Marina, a report of which is attached. Cites specific areas in need of attention and advises of date of reinspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR062294: 06/22/94. Joyce Mercuri, Marv Coleman, Ecology. UBAT Inspection Report for City Marina/Port of Tacoma. Problems noted include leaking, overfilled garbage dumpsters, numerous oil spills in and around waste oil containment area. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3LTR012594: 01/25/94. D. Smith, Ecology. Transmits Ecology's quarterly report for 10/93- 12/93 on actions taken to control sources of problem chemicals to contaminated sediments in CB Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3LTR111893: 11/18/93. S. Stephens, Ecology. Response to City Marina re submittal of BMP plan and Field Compliance Letter Report and approves proposed corrective actions for waste oil and solvent containment. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3LTR100593: 10/05/93. S. Stephens, Ecology. Letter to E. Palka re City Marina's submittal of Best Management Practices and Field Compliance Letter Report. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR081993: 08/19/93. Stephens, Inspector, Ecology. Compliance letter concerning overdue BMP plan. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR070693: 07/06/93. Stephens, Inspector, Ecology. Letter concerning 6/4/93 inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR060493: 06/04/93. Sandra Stephens, Ecology. UBAT Inspection Report for City Marina/Port of Tacoma. Catch basins drain to waterway, and waste oil containment area has 14 inches of waste oil sitting at bottom of bermed area. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR052493: 05/24/93. Stephens, Inspector, Ecology. Compliance letter concerning BMP plan and 05/13/93 inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR051393: 05/13/93. Stephens, Inspector, Ecology. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MHPORA3LTR121092: 12/10/92. Port of Tacoma. Letter of results of catch basin and grit

**PORA Port of Tacoma, continued**

sampling. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPORA3IR120392: 12/03/92. Mercuri, Inspector, Ecology. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFCITM3IR090191: 09/01/91. Herold, Inspector, Ecology. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Burlington Northern. Document type: Preliminary Site Assessment. Enforcement quality: Documents supplied by PRPs/ agents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPORA7RIR073189: 07/31/89. Port of Tacoma. Response to RFI; marina; identifies hazardous substances generated by fishing fleet (waste oil, paint, paint thinner, hydraulic fluid); runoff collects in stormdrains/ discharges to Foss. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPORA3IR072189: 07/21/89. Harvester, Inspector, Ecology. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFPORA8UNKN050587: 05/05/87. Unknown. Legal description of property - Fish Boat Facility, City Waterway. Document type: Unknown- PTI will find at later date. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

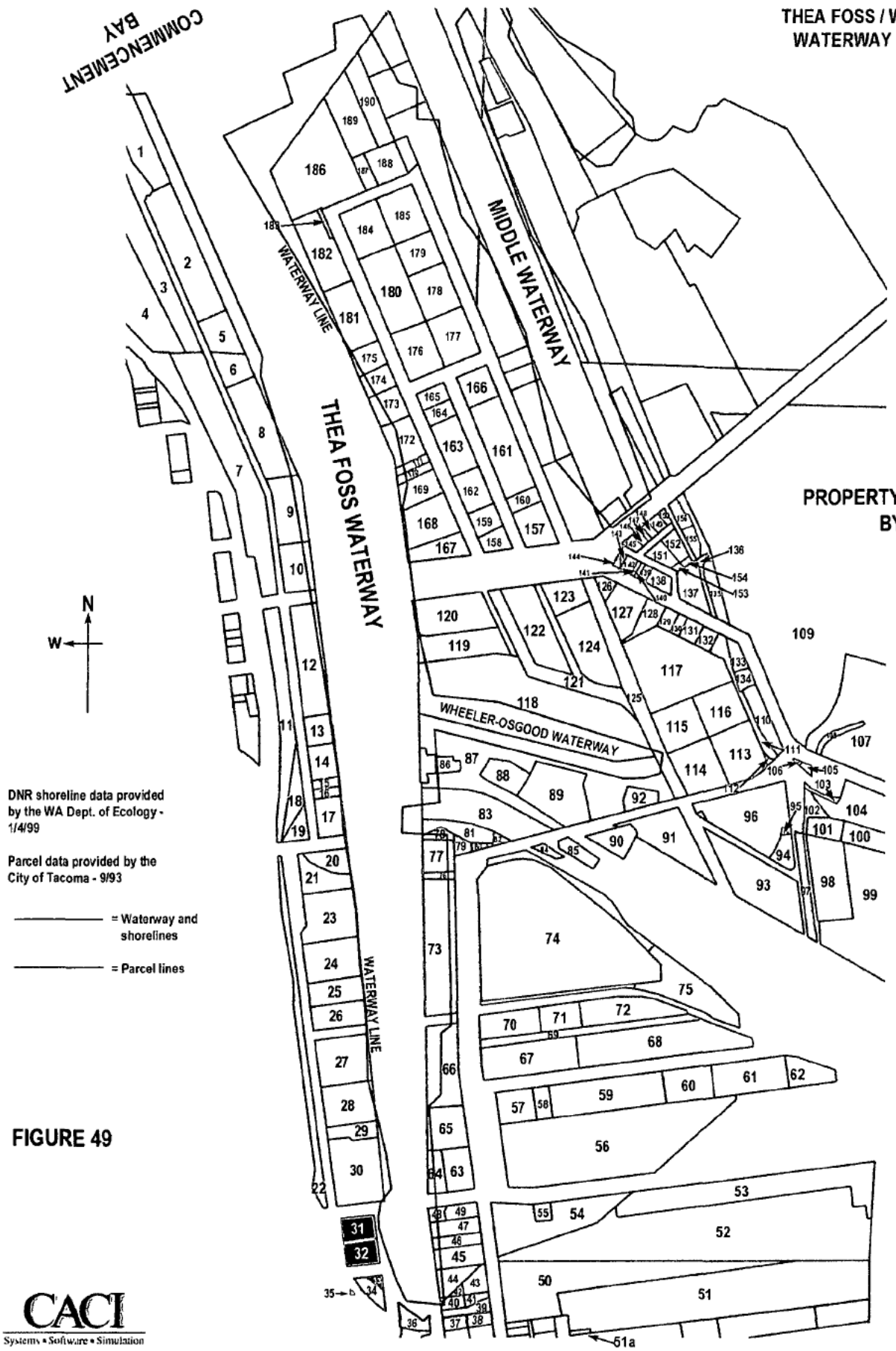


FIGURE 49

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## PPAC PacifiCorp, continued

**Party address:**

Dock Street and 22nd Street/
South 22nd Street and City Waterway
Tacoma, WA

**Contact persons:**

Charles Allen
PacifiCorp
411 PSB
920 SW Sixth Avenue
Portland, OR 97204
(503) 464-6477

Attorney
Richard S. Gleason, Esq.
Stoel Rives LLP
900 SW Fifth Avenue, Suite 2300
Portland, OR 97204
(503) 294-9349

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **Dock Street (Block 2101)** (31, 32) | | | |
| 8950001822<br>8950001832 | WA Dept. of Transportation | O | 1985-Present |
| | Unknown | - | - |
| | WA Natural Gas (as successor to WA Gas and Electric Co.) | O | 1928-1965 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923-1927 |

**PPAC PacifiCorp, continued**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| | Tacoma Gas and Electric Co. | O | 1921-1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909-1921 |
| **2205 A Street (Block 2201, Dock Street)** (Unable to locate based on available information.) | | | |
| 2022010010 | WA Dept. of Transportation | O | 1964-Present |
| | Unknown | - | - |
| | WA Natural Gas (as successor to WA Gas and Electric Co.) | O | 1928-1945 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923-1927 |
| | Tacoma Gas and Electric Co. | O | 1921-1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909-1923 |
| **South 22nd and City Waterway** (33) | | | |
| 8950001810 | City of Tacoma | O | 1975-Present |
| | Foss Launch and Tug | O | 1956-1969 |
| | WA Natural Gas (as successor to WA Gas and Electric Co. ) | O | 1928-1956 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923-1927 |
| | Tacoma Gas and Electric Co. | O | 1921-1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909-1921 |
| **10th and A Street** (Unable to locate based on available information.) | | | |
| | WA Natural Gas (as successor to WA Gas and Electric Co.) | O | 1928-1963 |

**PPAC PacifiCorp, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923-1924 |
| | Tacoma Gas and Electric Co. | O | 1921-1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909-1921 |

**Summary of Evidence:**

- PacifiCorp is the corporate successor to Mountain States Power Co., a former owner of four parcels which are a part of the Coal Gasification Site.
- Property is adjacent to and upland from the Head of Thea Foss Waterway.
- The presence of several components of coal tar, including PAHs, benzene, ethyl benzene, toluene, and xylene in groundwater beneath the site have been documented by Ecology.
- Coal tar and free tar have been observed entering the Head of the Thea Foss Waterway from shallow sediments along the shoreline.

[See narrative for Advance Ross for Coal Gasification Site history; also see narratives for WA Dept. of Transportation and WA Natural Gas (Puget Sound Energy) for discussion of contamination at the former Coal Gasification Site.]

The properties with which PacifiCorp has been associated, the Tacoma Coal Gasification Site, are properties that PacifiCorp's predecessor, Mountain States Power Co. (MSPC), acquired in 1923. The properties were the site of a manufactured gas plant that operated from 1884 to 1923. MSPC owned three parcels, which are part of the former Coal Gasification Site, between April of 1923 and December of 1927. PacifiCorp has identified these parcels as follows: Dock Street and 22nd Street, Lots 8 to 12, Block 2101 (Parcel No. 1); Dock Street and 22nd Street, Block 2201, Tax ID# 2022010010 (Parcel 2); and South 22nd Street and City Waterway (Parcel 3). A fourth parcel, located at A Street and 10th, was owned by MSPC between April of 1923 and December of 1924 (Parcel 4). PacifiCorp has identified Fluor Daniel (f.k.a. Byllesby Engineering and Management), Advance Ross Corporation (f.k.a. H.M. Byllesby and Co.), Puget Sound Energy (f.k.a. WA Natural Gas Co.), and the WA Dept. of Transportation as current and former owners and operators of the above properties. PacifiCorp notes that during the period of MSPC's ownership of the properties, MSPC was operated as a mere instrumentality of H.M. Byllesby and Co. (HMBC), who directly operated the properties and directed all of MSPC's operations. PacifiCorp included with its 104(e) Response copies of pertinent documents that resulted from an inquiry by the U.S. Senate into

**PPAC PacifiCorp, continued**

HMBC's operation of MSPC and other subsidiaries, which, according to PacifiCorp, culminated in the passage of the Holding Company's Act (CACI HFPPAC7RIR041197).

PacifiCorp has indicated that each of the four parcels MSPC owned in the Coal Gasification Site area were purchased by MSPC from Tacoma Gas and Electric, which PacifiCorp has characterized as "another of H.M. Byllesby and Co.'s 'shell' corporations." Three of the four parcels were sold by MSPC to WA Gas and Electric (WG&E), a predecessor to WA Natural Gas Co. (WNGC), in 1928. The fourth property, which Advance Ross has described as being located at 10th and A Street, was sold to WG&E in 1924. Each of the four properties were operated by HMBC prior to 1921; thereafter, they were operated by a management subsidiary of HMBC, Byllesby Engineering and Management Corp. (CACI HFPPAC7RIR041197).

PacifiCorp has reviewed and incorporates by reference WNGC's responses to Questions 7b, 8, 9, 10, 14, 16, and 17 (CACI HFPPAC7RIR041197) [See narrative for WNGC].

Ecology found in October 1993 that PacifiCorp was an owner and operator of the site as a successor corporation to MSPC. MSPC became owner of a portion of the site by virtue of an Indenture dated April 30, 1923. MSPC operated the coal gasification plant for approximately one year before shutting down the operation (CACI HFTACO3AGO102893).

**Outstanding Issues:**

Each party that was affiliated with the former Coal Gasification Site responded differently as to the time frame that each party was present at the site and the identification of the parcels with which each was associated. The information contained in the above chart denoting properties associated with PacifiCorp (through its successorship to Mountain States Power Co.) is based primarily on information provided by PacifiCorp. Information provided by other Coal Gasification Site parties, including Advance Ross, WA Natural Gas, and the WA Dept. of Transportation, was used in instances in which gaps existed in the information provided by PacifiCorp.

As noted on the chart above, PacifiCorp has stated that its predecessor, MSPC, owned the parcel at 10th and A Street between April of 1923 and December of 1924, at which point it sold the property to WNGC's predecessor, WG&E (CACI HFPPAC7RIR041197). However, in WNGC's 1997 104(e) Response, they have indicated that the property was not owned by WG&E until 1928. WG&E indicated that it owned the property until 1963 (CACI HFWANG7RIR031197).

More information about activities MSPC and WG&E conducted on the site should be developed. Aerial photos of the 1920s or 1930s would be helpful.

**Corporate History:**

PacifiCorp was originally incorporated as Pacific Power and Light Co. (PPLC) in approximately 1910. It merged with Mountain States Power Co. in 1954, with Pacific Power and Light Co. being

**PPAC PacifiCorp, continued**

the surviving corporation. Pacific Power and Light Co. later merged with UT Power and Light, and in 1989 the name was changed to PacifiCorp.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, PacifiCorp - GNL/RFI (CACI HFPPAC1GNL/RFI013197) |
| 10/28/93 | Agreed Order No. DE 93TC-S166, In the Matter of Remedial Action by City of Tacoma, Washington State Dept. of Transportation, Washington Natural Gas, PacifiCorp, Advance Ross Corp., and Waterway Properties, Inc. - AGO (CACI HFTACO3AGO102893) |

**Descriptions of Documents Related to PacifiCorp.:**

CACI HFMPST1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to PacifiCorps re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFADVR7RIR041897: 04/18/97. Randy M. Joseph, President, VP, Treasurer and Assistant Secretary, Advance Ross Sub Company. Response of Advance Ross to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPAC7RIR041197: 04/11/97. Louis A. Ferreira, Stoel Rives LLP. Response of PacifiCorp to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPAC7LTR040197: 04/01/97. Louis A. Ferreira, Esq., Stoel Rives LLP. Confirms that PacifiCorp has been given until 4/11/97 to respond to EPA's 104(e) request re PacifiCorp's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG7RIR031197: 03/11/97. Stephen Secrist, Staff Counsel, Washington Natural Gas. Response of Washington Natural Gas to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

**PPAC PacifiCorp, continued**

CACI HFWATW7RIR022897: 02/28/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Response of Waterway Properties, Inc. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPAC1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Pacificorp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5SCR112995: 11/29/95. Karen Crockett, Senior Laboratory Analyst, Tacoma Public Works Utility Services Laboratory. Coal Tar Fingerprint Analysis for Foss Round 2 Core Samples. Document type: Source control report. Enforcement quality: Undocumented data from any source.

CACI HFTACO3AGO102893: 10/28/93. Dept. of Ecology. Agreed Order No. DE 93TC-S166 between the City of Tacoma, Washington DOT, Washington Natural Gas, Pacificorp, Advance Ross Corp and Waterway Properties, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

PRC HFPPAC3PLP030493: 03/04/93. MEGAN WHITE, SW REGION SUPERVISOR, WDOE. DETERMINATION OF PLP STATUS FOR RELEASE OF HAZ SUBST AT TACOMA COAL GASIFICATION SITE. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3LTR022593: 02/25/93. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3MR020893: 02/08/93. M. Coleman, Ecology. Summary of meeting with PLPs for Tacoma Coal Gasification Site. Document type: Meeting Record (Minutes). Enforcement quality: Documents from agencies/agents.

CACI HFWANG3ORG010193: 01/01/93. Marv Coleman, Ecology. Organizational chart titled Coal Gasification Site Owner/Operator History. Document type: Organizational Chart. Enforcement quality: Documents from agencies/agents.

CACI HFADVR3LTR122192: 12/21/92. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**PPAC PacifiCorp, continued**

CACI HFWASD1LTR093092: 09/30/92. Lori Cohen, Superfund Site Manager, EPA. Response to Ecology's Technical Memorandum for the Tacoma Spur Coal Gasification Facility - Head of the Thea Foss Waterway, CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG3MEMO082792: 08/27/92. Dave Smith, Ecology. Technical Memo for Tacoma Spur Coal Gasification Facility, Head of Thea Foss Waterway. Includes site history, previous investigation, recent investigation and activities, and recommendations. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWASD8PSA050589: 05/05/89. Hart Crowser & Associates. Preliminary Examination of Potential Sources of Contamination to the Head of Thea Foss Waterway - Former Coal Gasification Facility, SR 705 Spur Site, and Upland Storm Runoff. Document type: Contractor report. Enforcement quality: Undocumented data from any source.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

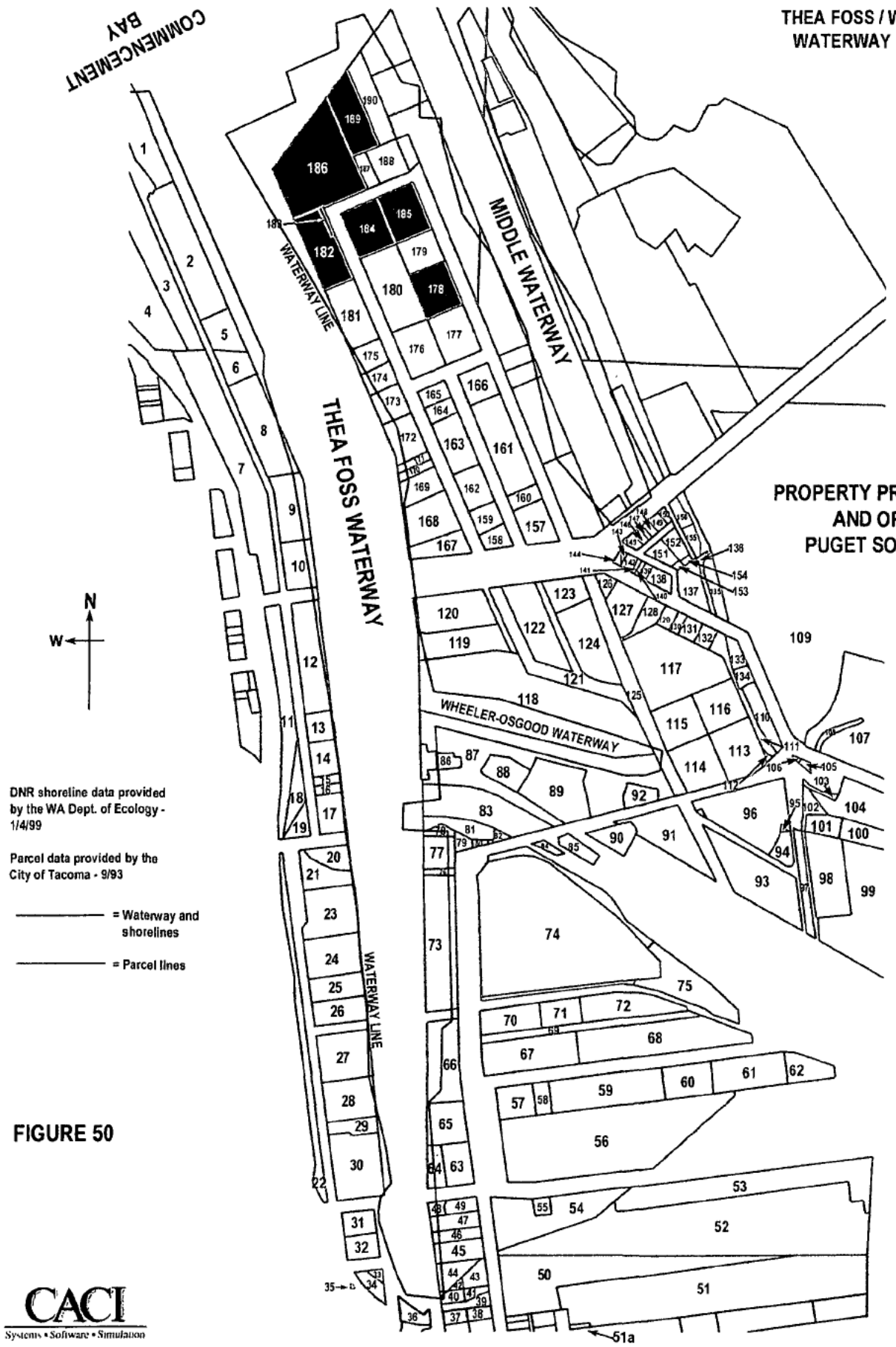


FIGURE 50

CACI
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## PUGR Puget Sound Plywood, Inc., continued

**Party address:**
230 East F Street
Tacoma, WA 98401

**Contact persons:**

Charles L. Mougey
Former Chief Operating Officer
1440 East 32nd Street
Tacoma, WA 98404

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **250 East D Street** (186) | | | |
| 8950000661 | Superior Oil Company, Inc. | O | 1976-Present |
| | Puget Sound Plywood Co. | O | 1968-1976 |
| | Northwestern Petroleum, Inc. | T | 1969-1979 |
| | Post and Sons Transfer | T | 1959-Unk. |
| | Phillips Petroleum | O | 1966-1968 |
| | Tidewater-Associated Oil Co. | O | 1936-1966 |
| | Associated Oil Co. | O | 1925-1936 |

**PUGR Puget Sound Plywood, Inc., continued**

| | | | |
|---|---|---|---|
| **East 3rd and D Street** (182) | | | |
| 6375000180 | Golden Development, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1968-1996 |
| | Phillips Petroleum | O | 1966-1968 |
| | Tidewater-Associated Oil Co. | O | 1936-1966 |
| | Associated Oil Co. | O | 1925-1936 |
| **East 3rd and D Street** (183) | | | |
| 6375000190 | Time/Superior Oil | O | 1996-Present |
| | Puget Sound Plywood | O | 1968-1996 |
| | Phillips Petroleum | O | 1966-1968 |
| | Tidewater-Associated Oil Co. | O | 1936-1966 |
| | Associated Oil Co. | O | 1925-1936 |
| **230 East F Street** (189) | | | |
| 8950000640 | Labrador Ventures, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1941-1996 |
| | Foss Launch and Tug | O | Unk.-1941 |
| | Northern Pacific Railroad | O | Unk.-Unk. |
| **East 3rd and F Street** (185) | | | |
| 6375000070 | Labrador Ventures, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1964-1996 |
| | Tidewater Oil Company | O | Unk.-1964 |
| | Tidewater Associated Oil Company | O | Unk.-Unk. |
| **230 East F Street** (168) | | | |
| 6375000060 | Puget Sound Plywood | O | 1967-1996 |
| | Mobil Oil Company | O | Unk.-1967 |

**PUGR Puget Sound Plywood, Inc., continued**

| | | | |
|---|---|---|---|
| | General Petroleum Company | O | Unk.-Unk. |
| **301 East D Street** (184) | | | |
| 6375000080 | Pioneer Industries, Inc. | O | 1996-Present |
| | Puget Sound Plywood | O | 1976-1996 |
| | Time Oil Company | O | Unk.-1976 |
| **230 East F Street** (188) | | | |
| 8950000630 | Labrador Ventures, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1952-1996 |
| | Northern Pacific Railroad | O | Unk.-1952 |
| **230 East F Street** (179) | | | |
| 6375000061 | Labrador Ventures, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1968/82-1996 |
| | City of Tacoma | O | Unk.-1982 |
| | Phillips Petroleum | O | Unk.-1968 |
| **230 East F Street** (190) | | | |
| 8950000610 | Labrador Ventures, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1941-Present |
| | Northern Pacific Railroad | O | Unk.-1941 |
| **3rd and East E Street** (187) | | | |
| 8950000650 | Labrador Ventures, LLC | O | 1996-Present |
| | Puget Sound Plywood | O | 1962/71-1996 |
| | City of Tacoma | O | Unk.-1971 |

**Summary of Evidence:**

- Party owned properties abutting and upland from the mouth of the Thea Foss Waterway

**PUGR Puget Sound Plywood, Inc., continued**

at which it stored veneer, boiler fly ash containing zinc, cadmium, and lead, and clinkers.

- Storm water runoff from the fly ash piles drained to the waterway through Outfall No. 218.
- Releases of phenolic resins to the soils have been documented.
- Releases of metals from ASARCO slag material used as fill material on the party's property are suspected.

Puget Sound Plywood, Inc. (Puget Sound) operated a plywood manufacturing facility for approximately 50 years on land at the end of the peninsula between the Middle and Thea Foss Waterways (CACI MIPUGR7RIR062689). The main plant was located on six parcels that Puget Sound owned or leased at 230 East F Street. The plant historically has discharged storm water and process wastewater directly into Commencement Bay, which for some time were through NPDES permitted outfalls along the north shore of the peninsula. A number of releases of phenolic glue resins to the soil and directly to the Bay as well as possible releases of metals from fill material containing ASARCO slag are documented in the party file. Because of its proximity to the Middle Waterway, the main Puget Sound plant at 230 East F Street is considered to be a PRP for the Middle Waterway also (CACI MIPUGR1GNL/RFI042489).

Puget Sound also owned property that drains to the Mouth of the Thea Foss Waterway. The western portion of the parcel at 250 East D Street abuts the Mouth of the Thea Foss Waterway. Puget Sound occasionally used this property for log and veneer storage, but it was vacant as of the time of Puget Sound's 1989 104(e) Response (CACI MIPUGR7RIR062689). Storm water runoff from this property drains as overland flow to the waterway. Puget Sound used one parcel (believed to be No. 6375000070) as a parking lot and storage area for logs, fly ash, and clinkers from its hog (saw dust) fired boilers. Samples of material from the ash pile exceeded SQO for the metals cadmium, lead, and zinc. Although the area in which the ash pile was stored is located upland from the waterway, storm water runoff from these parcels drains through City of Tacoma storm sewers into the Thea Foss Waterway at Outfall No. 218 (PRC MFPUGR3IR011493, PRC MFPUGR3SEPA031993).

Ecology sampled the fly ash and clinkers at Puget Sound's property during a January 1993 inspection and detected the following constituents in the ash pile: cadmium (11 mg/kg), lead (1,030 mg/kg), and zinc (1,890 mg/kg). The concentration for cadmium was roughly twice the SQO, while lead was a bit higher at 2.28 times the SQO. Zinc was the highest noted exceedance at 4.60 times the SQO. Although surface water runoff from the piles was not sampled, Ecology concluded that runoff draining through the storm sewer at Outfall No. 218 may be a source of these metals to the waterway. At the time of the January inspection, Ecology also noted that the land area to the west of the Puget Sound buildings, at the head of the peninsula, is ASARCO slag, according to Puget Sound COO Chuck Mougey. Mougey stated that the fill was placed by the City, in an area which has been used only for the storage of junk and miscellaneous material over the years (PRC MFPUGR3LTR032293). The presence of the ASARCO slag at the Puget Sound site is confirmed in a May 13, 1997 letter from Thomas Aldrich of ASARCO to EPA's Piper Peterson Lee. In the letter, Aldrich requests permission to remove from the former Puget Sound

**PUGR Puget Sound Plywood, Inc., continued**

Plywood property an estimated 1,175 cubic yards of backfill material and stockpile it at a location on the Tacoma Tideflats near the Tacoma smelter. Aldrich notes that material consists of copper slag, imported gravel, and dredged fill (sand) (CACI MFPUGR8LTR051397).

Puget Sound leased 11.52 acres from the Washington Department of Natural Resources (DNR), most of which is underwater during high tide. However, as of the time of Puget Sound's 1989 104(e) Response, approximately two acres had been filled. Puget Sound's lease with DNR related to the area directly north of the end of the peninsula which separates Thea Foss and Middle Waterways. What Puget Sound called "Harbor Lease No. 1" related to the property offshore from parcel No. 8950000661 (currently owned by Superior), and encompassed approximately 305,704 square feet, or 7.02 acres (PTI MIPUGR7RIR062689). DNR, in its 1997 104(e) Response, describes 12 inactive leases with Puget Sound over the last 60 years. Harbor Area Lease Nos. 22-001265, 22-001383, 200-001650, 22-002052, and 22-002425, issued in 1937, 1947, 1957, 1967, and 1977, respectively, relate to the Harbor Area fronting Blocks 29 and 30 and were "for the purpose of building and maintaining wharves, docks and other structures for the convenience of navigation and commerce..." Harbor Area Lease No. 22-001964 was assigned to Puget Sound on November 11, 1968 (no information as to purpose or term of this lease). Harbor Area Lease No. 22-002227 was issued to Puget Sound for a ten-year term commencing January 21, 1972 "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce...." Lease No. 22-002227 was canceled on September 1, 1976 as a result of the assignment of a portion of the lease to Superior Oil Co. The Commissioner of Public Lands ordered lessee Puget Sound "to maintain along side the herein described lands, sufficient and adequate piles, boomsticks and other suitable devices to prevent logs, timber products, bark and debris escaping from said lands and floating over and upon other adjoining lands." Harbor Area Lease No. 22-002227A was then entered into on December 1, 1972 for a ten-year term commencing January 21, 1972 "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce...." Harbor Area Lease No. 22-002577 was issued to Puget Sound for a ten-year term commencing January 21, 1982 "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce...." Harbor Area Lieu Lease No. 22-002577 was issued on October 13, 1989, for a term of ten years beginning January 21, 1982 "for the purpose of maintaining existing plywood mill on 0.45 acres, 1.10 acres of land fill, 11.35 acres of log storage, and 0.71 acres of open water fire lane...." This Lieu Lease replaced and canceled Harbor Area Lease 22-002577 which had been issued to Puget Sound for a Harbor Area tract located immediately to the west of the Harbor Area Lease 22-002425 tract, and combined Harbor Areas leased under Nos. 22-002425 and 22-00257 (CACI F/WOWASR7RIR031897).

In its Mouth of the Thea Foss Waterway Milestone 1 Report, Ecology lists the Puget Sound fly ash piles as confirmed (List 3) sources of ongoing cadmium, lead, and zinc contamination to the waterway (CACI MFMILE3SCR060193).

## PUGR Puget Sound Plywood, Inc., continued

**Outstanding Issues:**

**Corporate History:**

Puget Sound Plywood was incorporated as a cooperative in WA on April 10, 1941 (PTI MIPUGR7RIR062689). Puget Sound filed for Chapter 11 Bankruptcy in June of 1993; in December of 1993, the filing was converted to Chapter 7. On December 6, 1996, Pierce County foreclosed on the property for Puget Sound's failure to pay back taxes (CACI MFPUGR8LTR050297).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Puget Sound Plywood - RFI (CACI MFPUGR1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Puget Sound Plywood, Inc. - GNL/RFI (PTI MIPUGR1RIR062689) |
| __/__/__ | NPDES Permit No. WA-003620-0 issued to Puget Sound Plywood, Inc. (No copy of permit in file.) |

**Descriptions of Documents Related to Puget Sound Plywood:**

CACI MFSUPO7LTR073093: 07/30/97. Kevin M. Murphy. Senior Environmental Specialist, Superior Oil Co. Argues that Superior has presented sufficient evidence to Ecology to warrant naming Tidewater/Phillips Petroleum Co., NW Petroleum and Gull Industries as PRPs. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFLABV7PSA071697: 07/16/97. Remediation Technologies, Inc. (RETEC). Independent Remedial Action Report for Cleanup of Labrador Ventures Property at 320 East F Street (re cleanup of ASARCO slag on parcel Nos. 6375000070, 6375000061). Document type: Preliminary Site Assessment. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOEPA1SCR070197: 07/01/97. EPA Regoin 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI MFPUGR7LTR052197: 05/21/97. Charles L. Mougey, former General Manager, Puget Sound Plywood, Inc. Advises that Puget Sound Plywood permanently went out of business in

**PUGR Puget Sound Plywood, Inc., continued**

7/93 and that on 12/6/96, the Chapter 11 bankruptcy was converted to Chapter 7. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFPUGR8LTR050297: 05/02/97. Morris D. Mortensen, former Corporate Secretary, Puget Sound Plywood, Inc. Advises that EPA's 4/21/97 104(e) request has been forwarded to Charles Mougey, the General Manager at Puget Sound Plywood, before the company went out of business. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO7RIR041897: 04/18/97. Kevin M. Murphy, Superior Oil Co. Response of Superior Oil Co to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFGULI7RIR041597: 04/15/97. Jeff T. Scott, VP, Gull Industries, Inc. Response of Gull Industries, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFDOCP1MEMO041097: 04/10/97. Keven McDermott, Civil Investigator, EPA Region 10. Transmits corporate status information on Dock Street Partners, Wes-Pac Transportation Co., Package Services Co., and Puget Sound Plywood. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI MFPUGR3FS030197: 03/01/97. Ecology. Fact sheet re the issuance by Ecology of an Emergency Enforcement Order for Interim Action at Puget Sound Plywood. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

CACI MFPUGR7LTR021897: 02/18/97. Morris D. Mortensen, Former Corporate Secretary, Puget Sound Plywood. Advises Ken Marcy of EPA that the former Puget Sound Plywood property has been auctioned by the county for back taxes and that the party is no long Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFPUGR1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Puget Sound Plywood. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI MFASSO8CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Associated Oil, Tidewater Oil, Phillips Petroleum, and Northwestern Oil. Potential contaminants noted are LPAHs, HPAHs, and BEP. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFPUGR7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Puget Sound Plywood. Potential contaminants noted are PAHs, metals, and Hexachlorobenzene. Numerous violations re wastewater discharges were noted by Ecology. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI MIPUGR1RFI032996: 03/29/96. L. Loiselle, EPA. Follow-up request for information to

**PUGR Puget Sound Plywood, Inc., continued**

Carl Wiley re Puget Sound Plywood. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MIPUGR7RIR050296: 05/02/96. M. Mortensen, Puget Sound Plywood, Inc. Response to 104(e) request for information. PSP was in Chapter 11 bankruptcy in 10/92 which was converted to Chapter 7 on 12/22/93. Property will be auctioned off on 12/6/96. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFPUGR5LTR070194: 07/01/94. C. Haynes-Castro, Zoning Enforcement Officer, City of Tacoma. Advises that storage of wrecked, dismantled or hulk automobiles at Puget Sound Plywood location at corner of East D and East 3rd Streets is not a use allow Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3AGO062094: 06/22/94. D. Reale, Ecology. Agreed Order No. DE 93TC-S351 between Phillips Petroleum Co., Superior Oil Co and Texaco Refining and Marketing, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI MFECOL3SCR041394: 04/13/94. Dave Smith, Ecology. Source Control Milestone 3 Report for the Mouth of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO7LTR071593: 07/15/93. Terrell L. Henderson, VP, Superior Oil Co. Responds to Ecology's request for Superior Oil's comments as a PLP re the release of petroleum products at Superior's facility. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO8RI071493: 07/14/93. Pacific Groundwater Group. Superior Oil Terminal Remedial Investigation Report prepared for Time Oil Co. Document type: Remedial Investigation. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFPUGR3LTR032293: 03/22/93. WDOE. LETTER TO PUGET SOUND PLYWOOD ADDRESSING RESULTS OF ASH/CLINKERS SAMPLING AND DISCUSSING BMP OPTIONS. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFPUGR3LTR031993: 03/19/93. M. Vernice Santee, Ecology. Re draft EIS for the Scrap Tire and Medical Waste Pyrolysis Facility proposed for the former Puget Sound Plywood site. Discusses inspection and sampling events being considered by Ecology. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFPUGR3MEMO021693: 02/16/93. Washington Department of Ecology. Memo from Marv

**PUGR Puget Sound Plywood, Inc., continued**

Coleman to Dave Smith regarding findings of UBAT inspection at Puget Sound Plywood; including ash/clinker sample results and recommendations; sample results attached. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI MIPUGR3IR011493: 01/14/93. M. Coleman, J. Mercuri, Ecology. UBAT Inspection Report for Puget Sound Plywood. Previous glue spills and some oily residue in surface water are noted. Suspected contaminants include phenolics and oil. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFPUGR3IR011493: 01/14/93. Washington Department of Ecology. UBAT Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI MFSUPO7RIR062789: 06/27/89. Superior Oil. Response to Request for Information from Superior Oil. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI MIPUGR7RIR062689: 06/26/89. Puget Sound Plywood. Response to Request for Information from Puget Sound Plywood. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI MIPUGR7RIR051889: 05/18/89. Puget Sound Plywood. Letter from general manager of Puget Sound Plywood requesting 30-day extension in which to respond to information request. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PTI MIPUGR9NTS110288: 11/02/88. Tetra Tech. Review of 104(e) response and written analysis of Puget Sound Plywood. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PTI MIPUGR9NTS092188: 09/21/88. Tetra Tech. Notes of review of Ecology's files on Puget Sound Plywood. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PTI MIPUGR3EC112586: 11/25/86. Ecology. Summary of water quality and possibly hazardous waste violations relating to glue sludge and bottom ash polluting ground at Puget Sound Plywood. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

PTI MIPUGR3EC060286: 06/02/86. Ecology. Summary of possible hazardous waste violation relating to spill of 40-50 gallons of phenolic resin at Puget Sound Plywood on 5/30/86. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

PTI MIPUGR7LTR122785: 12/27/85. Puget Sound Plywood, Inc. Letter concerning C. Bay discharge elimination, advising that outfall Nos. 04, 07 and 08 are scheduled for remediation. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**PUGR Puget Sound Plywood, Inc., continued**

PTI MIPUGR3IR092183: 09/21/83. Ecology. Inspection report for Puget Sound Plywood. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFPUGR3MEM021693: 02/16/83. WDOE. MEMO FROM MARV COLEMAN TO DAVE SMITH RE FINDINGS OF UBAT INSPECTION OF PUGET SOUND PLYWOOD. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

PTI MIPUGR3MEMO120577: 12/05/77. Ecology. Memo concerning possible enforcement action against Puget Sound Plywood in regard to spill of 2500 gal. of phenolic resin into C. Bay. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

PTI MIPUGR3IR000000: 01/01/01. Puget Sound Plywood. Internal inspection report. Document type: Inspection Report. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

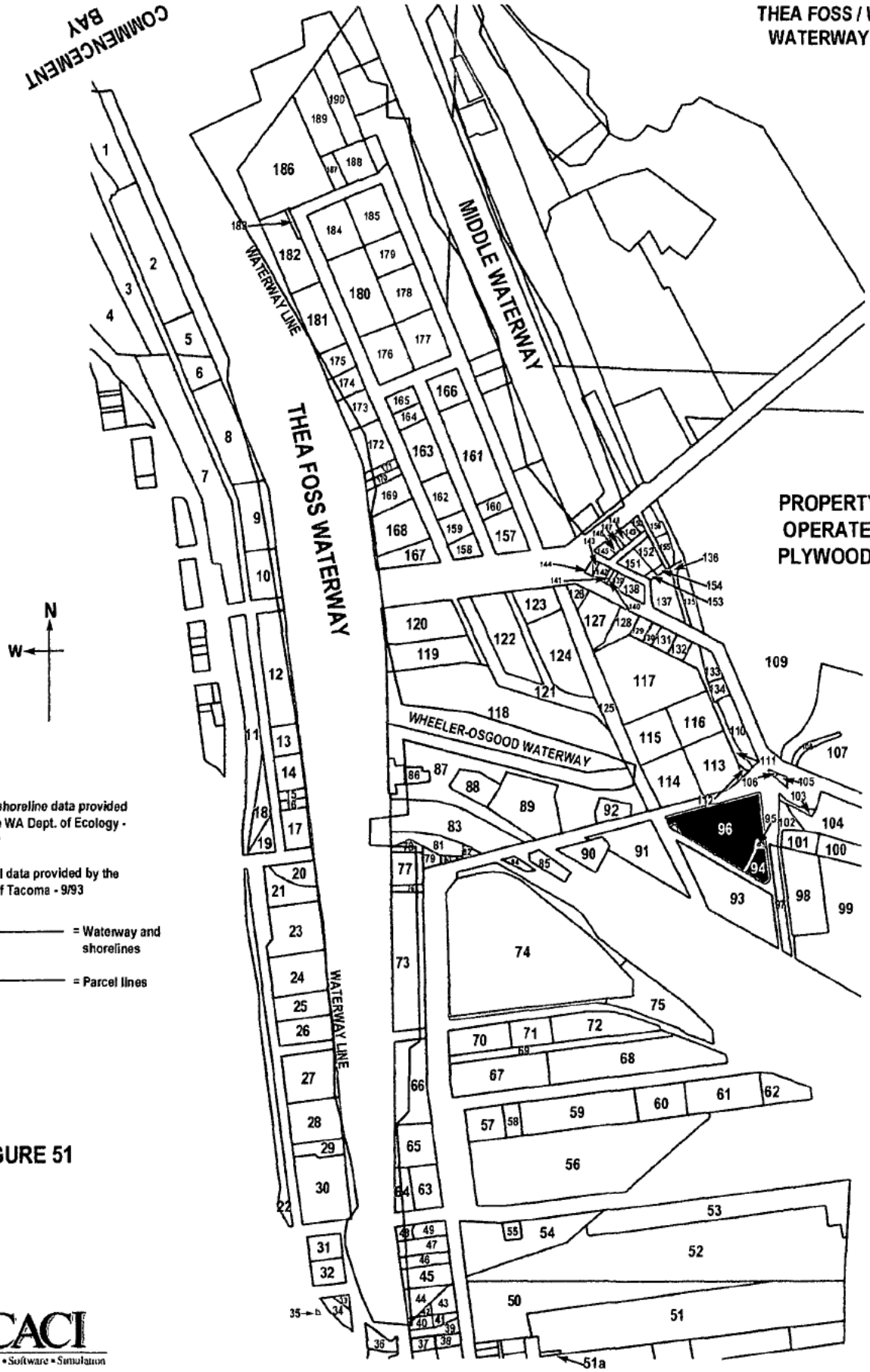


FIGURE 51

CACI
Systems • Software • Simulation

**RAIP Rainier Plywood Company/(Richlite), continued**

**Party address:**

Rainier Plywood Company
624 East 15th Street
Tacoma, WA 98421

**Contact persons:**

Ronald J. Snyder, General Manager
624 East 15th Street
Tacoma, WA 98401

Attorney
Mike Fandel
c/o Graham and Dunn
1420 Fifth Ave., 33rd Floor
Seattle, WA 98101-2390
(206) 340-9693

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **624 East 15th Street** (94, 96) | | | |
| 0320041001<br>0320041005 | Rainier Plywood Co., Inc. | O/T | 1948-Present |
| | Premier Plastics | T | 1995-Present |
| | Diffusion Technology, Inc. | T | 1993-1995 |
| | Pickering Inc. | T | 1994-1995 |
| | Home Depot USA | T | 1993-1994 |
| | Fox Island Taverns, Inc. | T | 1993-Present |
| | Pacific Oil Company | T | 1993-Present |
| | HEMCO | T | 1990-Present |

**RAIP Rainier Plywood Company/(Richlite), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Mathews Heating Oil dba Griffin Galbraith Fuel Company/Andor Griffin Fuel Co. | T | 1989-1993 |
| | Veneer Technology, Inc. | T | 1989-1992 |
| | Pacific Machine Shop | T | 1989-Present |
| | Freight Management Inc. | T | 1989-Present |
| | Baxter Manufacturing Company | T | 1986-1989 |
| | Metropolitan Development Counsel | T | 1986-1989 |
| | Orepac Building Products, Inc. | T | 1980-1989 |
| | PTL Customizing & Accessories Company | O | 1978-1981 |
| | Varchan Ltd. dba The Bag Shoppe | T | 1977-1980 |
| | Will Wood Prefit, Inc. | T | 1975-1982 |
| | Pamelin Industries, Inc. | T | 1974-1977 |
| | Standard Plywood Sales | T | 1970-1975 |
| | Farwest Plywood Company | T | 1958-1975 |
| | Totem Plywood Co. | T | 1956-1958 |
| **1646 East J Street** (94) | | | |
| 0320041001 | Rainier Plywood Co., Inc. | T | 1955-1986 |
| | Rainier Plywood Co., Inc. | O/T | 1986-Present |
| | Mathews Heating Oil d.b.a. Griffin Galbraith Fuel Co. | T | 1989-1993 |
| | Burlington Northern Railroad Co. | O | Unk.-1986 |

**Summary of Evidence:**

**RAIP Rainier Plywood Company/(Richlite), continued**

- Party has manufactured plywood and Richlite laminated phenolic fiberboard at property that it owns upland from the Wheeler-Osgood Waterway since 1948.

- Phenolic resin tank spills and wash down water discharges have drained into storm drains, which discharge to the waterway.

Rainier Plywood Company (Rainier), d.b.a. Richlite Company (Richlite), manufactured plywood at this property from 1948 to 1974. Rainier has manufactured Richlite, a laminated fiberboard impregnated with phenolic resin, at the property since 1950 (PTI WORAIP7RIR061989). The property, which consists of three contiguous parcels at 624 East 15th Street and 1646 East J Street, is upland from the Wheeler-Osgood Waterway. Rainier has leased portions of the property to several tenants since the 1950s, most notably Griffin Galbraith/Mathews Heating Oil and Farwest Plywood, both of whom have been noted for releases of contaminants to the storm sewer at the Rainier site.

Rainier's plywood manufacturing process involved cutting, gluing, pressing, and drying wood veneers. As part of the Richlite manufacturing process, paper is passed through a bath of phenolic resin, partially dried, pressed into flat sheets, trimmed, and shipped. Rainier indicated in its 1989 104(e) Response that large quantities of phenolic resin are used in the process, but, because drippage and used resin baths are recycled back into the process, no waste resin is generated (PTI WORAIP7RIR061989). Rainier continues to manufacture products in the same manner in which it has in the past (and as articulated in its 1989 104(e) Response). The process includes the use of phenolic resin with methanol as a solvent. Rainier does not generate any by-products. Waste (hardened) resin is stored under cover in 55-gallon drums until it is collected for removal by Protective Environmental Services. Since 1989, Rainier has used 4,822,461 pounds of phenolic resin and 789,098 pounds of methanol (CACI HFRAIP7RIR041197).

There are two above-ground 10,000-gallon tanks of phenolic resin at the Rainier site and one underground 2,500-gallon tank of methanol. There is also one underground gasoline storage tank. Two abandoned USTs on the southwest portion of the site (near the F Street side) were removed in 1990 in accordance with Ecology requirements. Contaminated soils were isolated and treated until such time as they were approved for relocation on the property (PRC WORAIP3IR020592).

A 1984 Commencement Bay Small Business Discharge Survey notes that phenolic resin at the base of the resin tank leaks into the storm drain system, and that phenolic resin spills flowed into the drainage system under the paper dryer. It was also noted that the company machinery was old and in disrepair, and that there was a potential for a large phenolic resin spill that could cause environmental damage (CACI WORAIP3IR021684).

Storm sewers are one pathway to the Wheeler-Osgood Waterway from the property. According to Ecology's files, cooling water drained to the storm water system prior to 1971 and the sanitary sewer thereafter. A February 1992 Ecology Inspection Report indicated that storm water runoff drains from the property to a City of Tacoma storm sewer that discharges to the Wheeler-Osgood Waterway (approximately 500 feet northwest of the property). Ecology Inspector Joyce Mercuri

**RAIP Rainier Plywood Company/(Richlite), continued**

also noted that there was no secondary containment around the tanks, although no outside spills or discolored pavement were noted in her report. Mercuri noted that the storm system in the immediate vicinity of the pressing building was cleaned out in June of 1990 to remove sediments with elevated levels of phenols. Mercuri also noted that all known USTs on the property had been removed in approximately 1990, that 20 yards of soils were remediated, and that three monitoring wells were installed (PRC WORAIP3IR020592).

A handwritten notation on Ecology's February 2, 1992 Inspection Report indicates that the clean-out in 1990 of the storm drains was in response to a Tacoma-Pierce County Health Department (TPCHD) spill-response call. Hydraulic oil had apparently spilled into the trench drains, and sawdust mixed with phenol was present in the drains. The drains were cleaned out, reinspected, and approved by TPCHD (PRC WORAIP3IR020592). There are no documents in the file regarding the TPCHD inspection or spill-response call.

In a June 1994 UBAT Memo regarding a May 1994 inspection of the property, Mercuri notes that the storm drains on the property had been last cleaned out in June of 1991 after elevated levels of phenols had been discovered in the drain sediments. At the time of the inspection, Mr. Mike Morgan, Richlite's manager, provided the phenol sampling results, prepared by Sound Analytical Services, from March of 1991. The result for phenol was 9,500 ug/kg (more than 22 times the SQO of 420 ug/kg) (CACI WORAIP8SR032891); other phenolic resins were not detected. At the time of the May 1994 inspection, Mercuri and Ecology Inspector Marv Coleman inspected the catch basin/sump furthest downstream (before the system extended beyond the site boundary) and found few sediments. They obtained a sample from a trench drain located next to the west side of the press/cutting shop, which had fine sediments mixed with sawdust. The result of analysis of the sample for total phenolic compounds was 4,300 ug/kg. Mercuri also noted that the two large phenolic resin tanks and the methanol tank had been recently contained with a berm (there was no secondary containment prior to this). Mercuri's recommendation subsequent to the 1994 inspection was to clean out drains again, evaluate yard for potential sources, and implement best management practices (BMPs) (CACI WORAIP3MEMO063094).

Ecology's Wheeler-Osgood Waterway Milestone 1 Report lists Rainier/Richlite as a "probable" (List 2) source of contamination to the waterway, but notes that the storm water runoff has not been sampled and that it does not consider Rainier/Richlite to be an ongoing source of problem chemicals (CACI WOMILE3SCR060193).

**Additional Information:**

Farwest Plywood

Farwest Plywood (Farwest), a lessee (and possibly subsidiary) of Rainier from 1958 to 1975, operated a veneer plant and boiler house on the property it leased from Rainier at 624 East 15th Street. In 1971, Farwest notified the Army Corps of Engineers that it intended to divert the discharge from the washdown from its glue spreader to the municipal sewer. Farwest indicated that it also intended to divert the cooling water for the Teflon rolls in the impregnating machine.

**RAIP Rainier Plywood Company/(Richlite), continued**

It appears that before that time, washdown discharges from the glue spreader and cooling water from the impregnating machine flowed to the storm drains, which discharged to the Wheeler-Osgood Waterway and thence to Puget Sound (PRC WORAIP7LTR062571, CACI HF/WOFARP7LTR060672).

Griffin Galbraith Fuel Company

Mathews Heating Oil d.b.a. Griffin Galbraith Fuel Company was a lessee of Rainier at 1646 East J Street from 1989 to 1993. During its tenancy, Griffin Galbraith washed its trucks onsite using a solution made up of Consolidated Chemex Cleaner #1 R.T.U. (70 percent hydrofluoric acid) and Consolidated Chemex #2 R.T.U (50 percent Sodium Hydroxide) alkaline detergent cleaner. The rinseate from the truck washing activities drained to the storm sewer system that discharged to the Wheeler-Osgood Waterway (CACI WOGRIG7RIR061989).

**Outstanding Issues:**

No information regarding the constituents of the glues used during the process is documented in the party file. No sampling data showing the concentrations of problem chemicals other than phenols in Rainier's historical or current storm water runoff or catch basin sediments are documented in the party file or database.

Rainier's 1989 response to EPA's Request for Information includes correspondence between the U.S. Army Corps of Engineers and Rainier's tenant, Farwest Plywood Company, regarding the drainage of phenolic resins into the storm sewer (PTI WORAIP7RIR061989).

Information concerning a spill-response call received by TPCHD in June of 1990 and TPCHD's subsequent order for Rainier to clean out its storm drain system is not documented in the file, except by reference in Ecology Inspection Reports dated February 5, 1992 (CACI WORAIP3IR020592). It is unclear whether the analytical results dated March 28, 1991 (showing phenol concentrations of 9,500 ug/kg) are related to the June 1990 clean-out or a subsequent incident (CACI WORAIP8SR032891).

**Corporate History:**

Rainier Plywood Company, Inc., incorporated in Washington in 1943. Rainier's 1989 response refers to itself as Rainier Plywood Company, Inc., doing business as Richlite Company, Inc. (PTI WORAIP7RIR061989). No additional information about Richlite Company is provided by Rainier in either its 1989 or 1997 104(e) Responses, and no listing exists in the WA Secretary of State database for Richlite Company.

## RAIP Rainier Plywood Company/(Richlite), continued

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Rainier Plywood Co. - RFI (CACI WORAIP1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Information Request, Rainier Plywood Company - RFI (PTI WORAIP7RIR061989) |

**Descriptions of Documents Related to Rainier Plywood Co.:**

CACI WORAIP8LTR042498: 04/24/98. Norman Sather, Pacific Oil Products. States that Pacific Oil has been a tenant of Rainier Plywood, at 1546 East J St., since March 1, 1993. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WORAIP1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Rainier Plywood's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOHEMI7RIR062397: 06/23/97. John Flintoff, Sole Proprietor, HEMCO. Response of HEMCO to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WORAIP7RIR041197: 04/11/97. Ronald J. Snyder, General Manager, Rainier Plywood Co. Response of Rainier Plywood Co. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WORAIP1LTR031397: 03/13/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Rainier Plywood Co.'s (Richlite's) letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WORAIP7LTR031397: 03/13/97. Ronald J. Snyder, General Manager, Richlite. Request for a 21-day extension of time in which to respond to EPA's 104(e) request regarding Rainier Plywood's activities near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WORAIP1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Rainier Plywood's (Richlite's) activities near the Wheeler-Osgood Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

**RAIP Rainier Plywood Company/(Richlite), continued**

CACI WOANDO7CR120696: 12/06/96. PHR Environmental Consultants, Inc. Draft Summary Report re Andor Griffin Oil. Potential contaminants noted are PAHs and truck wash rinseate containing hydrofluoric acid and alkaline detergent. Drainage is to Outfall 254. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACU5IR110295: 11/02/95. Vida Troy, US Army Corp of Engineers; Dave Smith, Ecology. Notes that one of three 55-gallon drums of asphalt product was leaking. An open 5-gallon bucket was full of water and asphalt. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WORAIP3LTR063094: 06/30/94. J. Mercuri, Ecology. Memo to Richlite (Rainier Plywood) file re sampling for phenol in catch basins. Advises that catch basins should be cleaned again, yard should be evaluated for potential sources, and BMPs implemented. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOMILE3SCR060193: 06/01/93. Ecology. Wheeler-Osgood Waterway Milestone 1 Report. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC WORAIP3IR020592: 02/05/92. J. Mercuri, UBAT, Washington Department of Ecology. UBAT Inspection Report; notes phenolic resin stored in 2 10,000-gal tanks; storm drainage system connects to Andor Griffin system; prior to 1971, cooling water drained to storm system. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WORAIP8SR032891: 03/28/91. D. Bean, Sound Analytical Services. Report on analysis of sediment samples collected from storm drains at Rainier Plywood. Includes transmittal from K. Keeley of EPA noting that samples had concentrations of phenol over SQO. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI WOGRIG7LTR062089: 06/20/89. Dugald H. Stewart, Chairman, Griffin Galbraith Fuel Co. Advises Mike Stoner of EPA that 40% of the Commencement Bay pollution comes from I-5. References motor fuel additive being marketed in Japan which reduces unburned hydrocarbons by 55%, CO by 55%, and NOX by 11%. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WORAIP1AOC061989: 06/19/89. Pollution Control Hearings Board. Findings of fact, conclusions, and order in the matter of Farwest Plywood Co., Appellant v. PSAPCA, respondent; notes that on 11/2/72 dark smoke was emitted from the plant for 6 minutes. Document type: Administrative Order on Consent. Enforcement quality: Legal and/or enforcement documents.

CACI WOGRIG7RIR061989: 06/19/89. Griffin Galbraith Fuel Company. Response (No. 2) to 104(e) request for information from Griffin Galbraith. Supplements response submitted on 6/9/89. Document type: Response to Request for Information. Enforcement quality: Documents supplied

**RAIP Rainier Plywood Company/(Richlite), continued**

by PRPs/agents.

PRC WORAIP7RIR061989: 06/09/89. Rainier Plywood Company. Response to 104(e) request for information; includes Rainier Plywood and Richlite Co. insurance summary from 2/15/89 to 2/15/90; also facility maps showing locations of UST and afterburner. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC WORAIP1TCR052489: 05/24/89. EPA. Record of telephone communication noting 30-day extension; also notes 50,000 lbs of phenolic resin used on a frequent basis. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC WORAIP1LTR052289: 05/22/89. Douglas A. Baum, President, Rainier Plywood Co. Letter requesting a 30-day extension to respond to 5/24/89 request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PTI WORAIP9NTS092188: 09/21/88. Tetra Tech. Notes from Ecology's files. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PRC WORAIP5IR050687: 05/06/87. Sewer Utility Division. Industrial wastewater pretreatment program inspection report; notes that phenolic resins stored in AST; ethanol stored in UST; spilled resins allowed to harden then disposed of with solid waste. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WORAIP1AOC041784: 04/17/84. Pollution Control Hearings Board. Findings of fact, conclusions, and order in the matter of Rainier Plywood Co., appellant v. PSAPCA, respondent; notes that a bluish smoke was emitted from the plant. Document type: Administrative Order on Consent. Enforcement quality: Legal and/or enforcement documents.

CACI WORAIP3IR021684: 02/16/84. Harry Tracy, Ecology. Commencement Bay Small Business Discharge Survey Inspection Report for Rainier Plywood. Notes that phenolic resin spills flow into drainage system which discharges to storm drain; water from sump under presses containing hydraulic oil discharge to sanitary sewer. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WORAIP7LTR060672: 06/06/72. Richard O'Day, President, FarWest Plywood Co. Letter stating that the cooling water from the impregnating machine will be completed by 6/30/72.

**RAIP Rainier Plywood Company/(Richlite), continued**

Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WORAIP8LTR051172: 05/11/72. Department of the Army, Corps of Engineers. Letter regarding discharge of phenolic resin to storm sewer (glue spreader washdown). Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC WORAIP7LTR062571: 06/25/71. Douglas A. Baum, President, FarWest Plywood/Rainier Plywood. Letter requesting application for a permit to discharge cooling water and glue wastes to the sanitary sewer; prior to 7/1/71 glue spreader wastes discharged to storm system. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WORAIP5IR093058: 09/30/58. Sewer Utility Division. Industrial wastewater pretreatment program inspection report; notes that phenolic resins recycled except for small spills. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

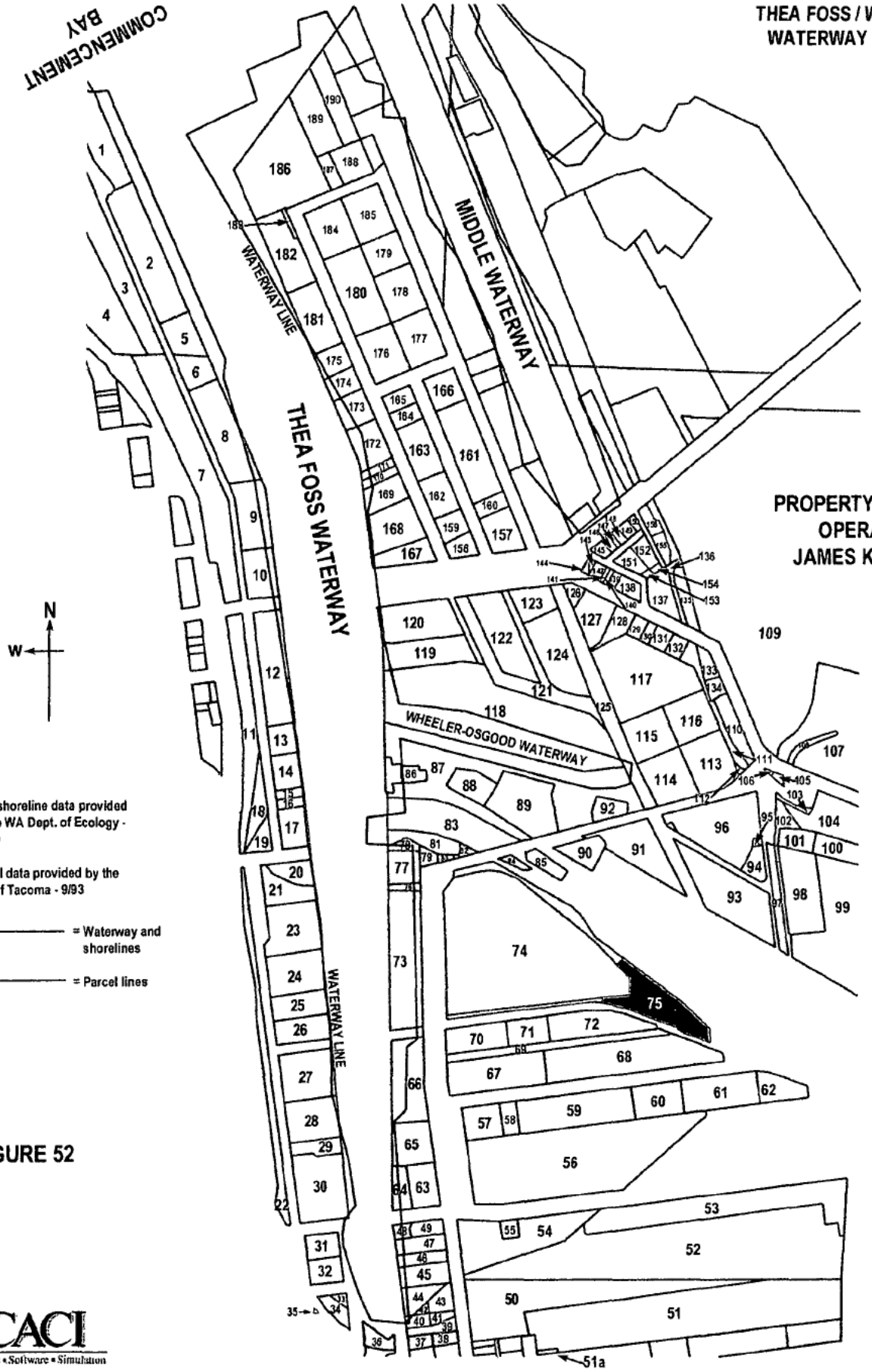


FIGURE 52

CACI
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**ROJK James K. Roberts, continued**

**Party address:**
457 East 18th St.
Tacoma, WA 98421-2404

**Contact persons:**

James Roberts
P.O. Box (b)
La Quinta, CA 92253

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th St.** (75) | | | |
| 8950001712 | MPS Terminal Corp. | O | 1995-Present |
| | MPS-Tacoma, Inc. | T | 1998-Present |
| | MPS, Inc. | T | 1990-1998 |
| | James Roberts and Scott Campbell Joint Venture | O | 1989-1994 |
| | Truck Rail Handling | T | 1994-Present |
| | Arrow Transportation | T | 1990-1997 |
| | MPS, Inc. | T | 1990-1996 |
| | Exxon Chemical | T | 1990-Present |
| | Eastman Chemical | T | 1990-1996 |
| | Wes-Pac Transportation | T | 1990-1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990-Present |

**ROJK James K. Roberts, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908-1990 |

**Summary of Evidence:**

- Party is the co-owner with Scott Campbell of a company which operated a rail car transloading facility at 457 East 18th St., upland from the Head of Thea Foss Waterway, since approximately 1990.
- A variety of chemicals have been transloaded at party's facility, the MPS site, including BEP and Phthalates.
- Storm drains on the site are pathways to the Head of the Foss Waterway and drain to Outfalls 245 and 248.
- BEP and Phthalates have been detected at high concentrations in soils and catch basins on the MPS site.

[For information on releases from the MPS site, please see the narrative write-ups for Arrow Transportation, Truck Rail Handling, WesPac, MPS, Inc., and Scott Campbell.]

The property on which the MPS site was constructed was purchased by the joint venture of Scott Campbell and James Roberts (the joint venture) from Union Pacific Railroad in 1989. The MPS facility was constructed in 1990 by the joint venture to operate as a rail-truck transloading facility. MPS, Inc., which was owned by the joint venture and acted as the master tenant at the site and as landlord to other tenants at the site (Truck Rail Handling, Chemtron Polymers, and Exxon Chemical), operated the facility from 1990 to 1994. MPS. Inc.'s operation of the site included the actual transloading of material from rail cars to trucks and from trucks to rail cars between 1990

**ROJK James K. Roberts, continued**

and 1994 (CACI HFROJK7RIR033197).

Roberts does not specifically articulate his personal role with regard to control of the operations at the MPS site in his 1997 104(e) Response. Roberts did state that neither he, MPS, Inc., nor MPS Terminal Corp, had any ownership interest in WesPac (CACI HFROJK7RIR033197). Campbell, in his Response, states that Roberts has and has always in the past had "operations controls" over the MPS terminal. Campbell also stated that Roberts has operated the facility since it opened (CACI HFCAMS7RIR112097).

MPS, Inc. agreed to perform a cleanup of the MPS site and the containment system, including the catch basins and drainlines, pursuant to an agreement with the WA Dept. of Ecology and the City of Tacoma (CACI HFROJK7RIR033197).

**Outstanding Issues:**

**Corporate History:**

MPS, Inc. was formed by the joint venture of James Roberts and Scott Campbell as the operating entity for the MPS property. Although MPS, Inc. ceased active operations in 1994, it has continued as the master tenant of the MPS property and acts as landlord under the leases with current tenants of the property (Truck Rail Handling, Inc., Chemtron Polymers, Inc., and Exxon Corporation). Key Bank, who financed the loan for acquisition of the property and the construction of the MPS terminal, commenced a judicial foreclosure and an action for a receiver after the joint venture and MPS, Inc. became delinquent in their payment of property taxes. In response, Roberts filed and involuntary Chapter 7 bankruptcy petition against the joint venture, and Campbell consented to an order for relief, conversion of the joint venture bankruptcy from Chapter 7 to Chapter 11, and the commencement of a Chapter 11 case for MPS, Inc. Campbell then filed a personal Chapter 7 bankruptcy case, and Roberts purchased Campbell's 50 percent interest the joint venture, MPS, Inc., and MPS Terminal Corp. from Campbell's bankruptcy trustee. Roberts now owns 100 percent interest in the joint venture, MPS, Inc., and MPS Terminal Corp. The name MPS, Inc. was changed to MPS-Tacoma, Inc. in April of 1998 to permit reinstatement as an active corporation with the WA Secretary of State[29] (CACI HFMPSI7PLDG100698).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, James Roberts - |

[29]MPS, Inc. was administratively dissolved in 1996 after filing for Chapter 11 bankruptcy. When the company was reinstated as an active corporation, the name MPS, Inc. was no longer available. For this reason, the name was changed to MPS-Tacoma, Inc.

**ROJK James K. Roberts, continued**

GNL/RFI
(CACI HFROJK1GNL/RFI013197)

**Descriptions of Documents Related to James Roberts:**

CACI HFMPSI1EMAIL111098: 11/10/98. Lori Houck, EPA. Discusses MPS bankruptcy, cleanup of the MPS site and associated costs, funds available for cleanup, recontamination, and the possible sale of MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7PLDG100698: 10/06/98. Casey Gordon Davis, P.S. In re: Campbell and Roberts, a Joint Venture, d/b/a/ MPS Terminal Corp./In re MPS Inc. Includes Disclosure Statement for Debtors' Consolidated Chapter 11 Plan of Reorganization. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5SR063098: 06/30/98. Troy Nacarrato, City of Tacoma Public Works Dept. Transmits 6/2/98 storm drain sampling results for MPS site. Notes high concentrations of BEP. Exceedances of certain HPAHs are noted as well. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR050698: 05/06/98. Christopher Getchell, City of Tacoma Utility Services Laboratory. Transmits 6/2/98 sample analysis results for sediment samples collected at MPS site. Notes SQO exceedances for BEP and other phthalates, certain HPAHs, Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPST1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered its position with regard to MPS Terminal Corp.'s status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFROJK1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to James Roberts re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on EPA's review of available information, EPA has not altered MPS, Inc.'s status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**ROJK James K. Roberts, continued**

CACI HFMPSI7CR061797: 06/17/97. CleanCare, Corp. MPS, Inc. Completion of Site Work (Scope of Work Item No. 1) re the cleanout of MPS site storm drain lines and catch basins and the disposal of potentially contaminated sediments. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/97. Dave Smith, Dept. of Ecology. Fax tranmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPST8LEXIS052297: 05/22/97. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by MPS Terminal Corp. for Chapter 11 Bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc., MPS Terminal Corp., and James Roberts to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI1LTR030797: 03/07/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of letter on behalf of MPS, MPS Terminal Corp, and James Roberts requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFROJK7LTR030497: 03/04/97. James K. Roberts, MPS Terminal Corp. Request for a 21-day extension of time in which to respond to EPA's 104(e) request for information regarding the activities of MPS, Inc. and Westpac near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Inc. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPST1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to MPS, Terminal Corp. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFROJK1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to James Roberts. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

**ROJK James K. Roberts, continued**

CACI HFMPSI3MEMO121996: 12/19/96. Joyce Mercuri, Ecology. Re visit to MPS site, the purpose of which was to explain Ecology's requirements which were articulated in a letter of 10/29/96. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5LTR112596: 11/25/96. Robert Betcone, Jr., City of Tacoma, Office of the City Attorney. Transmits summary of findings of the City of Tacoma with regard to the MPS bankruptcy. Includes purch/sale agreement with UPRR, quitclaim deeds, lease documents, and bankruptcy pleadings. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3LTR102996: 10/29/96. Joyce Mercuri, Ecology. Letter to Jim Roberts and counsel for Roberts and MPS articulating Ecology's concerns re MPS site. Advises that significant levels of BEP have been found throughout the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI8LEXIS020696: 02/06/96. U.S. Bankruptcy Court - Western District of WA. Re Petition for Chapter 11 Bankruptcy filed by MPS, Inc. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering Division of the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR010596: 01/05/96. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report for 11/2/95 inspection of the MPS site. Includes operations of Arrow, Truck Rail Handling, and WesPac. Illicit discharges and leaking drums containing asphalt material are noted. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC8LEXIS050495: 11/28/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Wes Pac Transportation Co., Inc. for Chapter 11 bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFROJK8LEXIS112895: 11/28/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by James Roberts and Scott Campbell dba MPS Terminal Corp. for Chapter 7 Bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Extreme exceedances of BEP are noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR110295: 11/02/95. Troy Naccarato, City of Tacoma. Stormwater Inspection Report for MPS Site. Notes unreported spills of asphalt material by WesPac, poor storage practices by WesPac, and a breach in the containment liner. Document type: Inspection Report.

**ROJK James K. Roberts, continued**

Enforcement quality: Documents from agencies/agents.

CACI HFWSPC8LEXI050495: 05/04/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Wes Pac Transportation Co., Inc. for Chapter 11 Bankruptcy. Case was dismissed and closed 6/5/95. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFUNIP7LTR012795: 01/27/95. R. Markworth, Mgr Environmental Site Remediation, Union Pacific Railroad Co. Transmits report prepared by AGI Technologies describing Union Pacific's current understanding of Railroad property conditions near Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWSPC11CAR050677: 05/06/77. W.A. Secretary of State. Corporate Annual Report for WesPac Transportation Co., Inc. References Notice of Dissolution dated 8/19/96. Registered agent is listed as Scott Campbell. Document type: Lexis printouts. Enforcement quality: Unknown.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

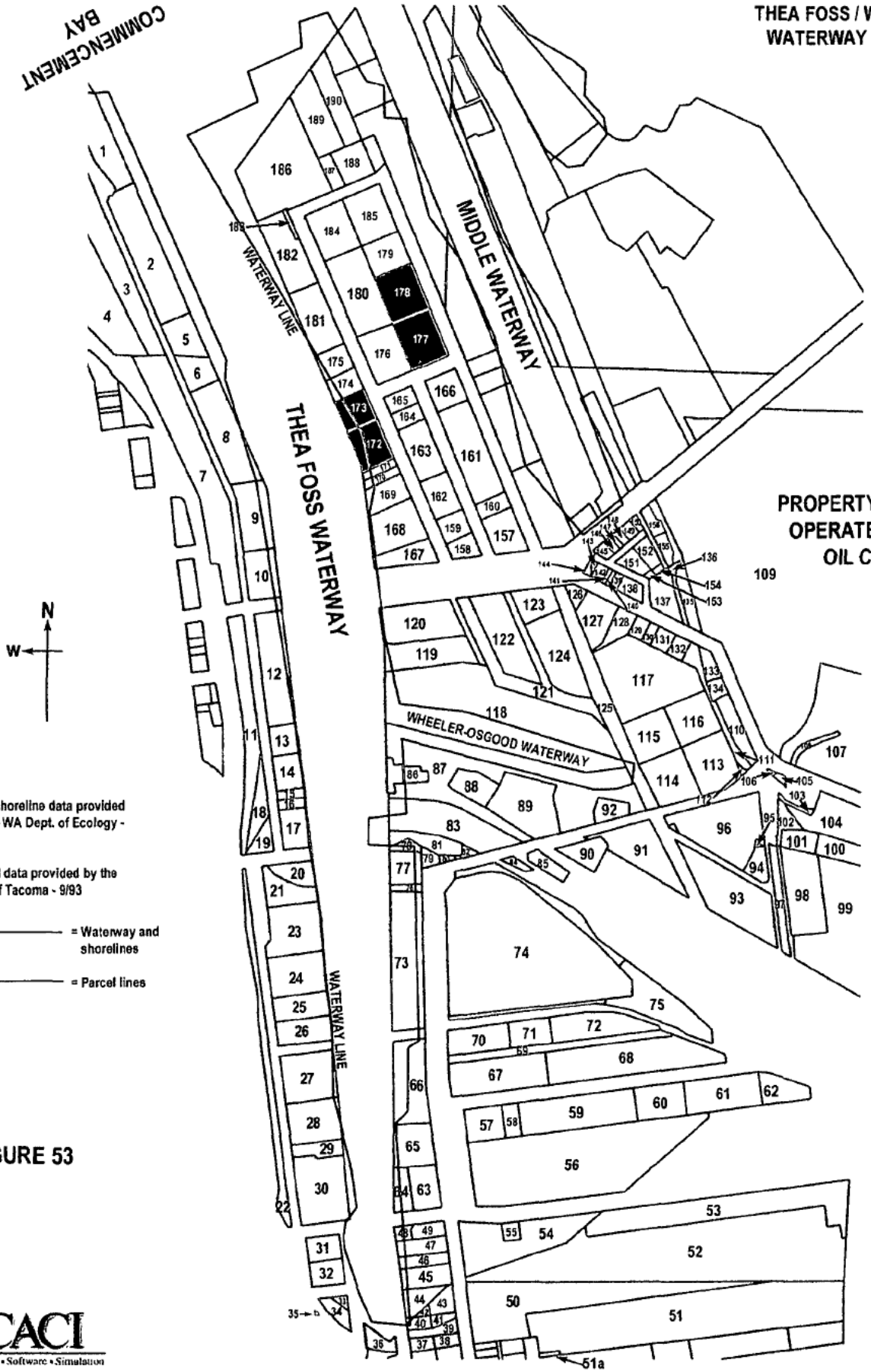


FIGURE 53

CACI
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**SHEO Shell Oil Corporation, continued**

**Party address:**

East 7th and E Street
Tacoma, WA

**Contact persons:**

Frank R. Fossati
c/o Shell Oil Company
Environmental Remediation
3611 South Harbor Blvd., Suite 160
Santa Ana, CA 92704
(714) 427-3402
(714) 427-3469

Attorney
Tom Kearns
c/o Shell Oil Company
900 Louisiana Street
Houston, TX 77002
(713) 241-5633
(713) 241-5359

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **East 7th and E Street** (178) | | | |
| 6375000060 | Shell Oil Corp. | O | 1949 - Present |
| | Shell Oil Corp. | T | 1949 - 1988 |
| | Olympic Pipeline | T | 1964 - Present |
| **East 7th and E Street** (177) | | | |
| 6375000050 | Shell Oil Corp. | O | 1949 - Present |

## SHEO Shell Oil Corporation, continued

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Shell Oil Corp. | T | 1949 - 1988 |
| **700 Block of D Street** (173) | | | |
| 8950000710<br>8950000700 | Shell Oil Corp. | O | 1925 - 1980 |
| | Globe Machine Manufacturing Co. | O/T | 1980 - Present |
| | Lilyblad Petroleum Co. | T | 1959 - 1980 |

**Summary of Evidence:**

- Party owned and operated a bulk petroleum storage and distribution terminal on property upland from the Mouth of the Thea Foss Waterway.
- Several spills of petroleum products are documented at the property; the spills have resulted in releases of LPAHs, phenol, and zinc to the waterway through groundwater seepage.
- Party buried tank bottoms and oil/water separator sediments onsite during early years of operation.
- Party stored additives onsite, which it injected into its product gasoline prior to truck loading.

Shell Oil Corporation (Shell) owned and operated a bulk terminal for receiving, storing, and shipping petroleum products on land that it owns upland from the Mouth of the Foss Waterway (at East 7th and E Street) from the 1920s until 1988. Shell's property at East 7th and E Street consisted of six aboveground storage tanks, truck loading racks, and connections to the Olympic Pipeline. Products were delivered to the Shell facilities by truck and barge and stored in the above-ground storage tanks and warehouses that were located on the property. All active terminal operations at this location had ceased by 1988, and it is Shell's belief that all tanks and other structures were demolished and/or removed by 1992 - 1993 (PTI MFSHEO7RIR070789).

Shell also owned property in the 700 Block of the west side of D Street, adjacent to the Mouth of the Thea Foss Waterway, where it operated a distribution terminal for petroleum products including bulk auto gasolines, diesel fuel, fuel oil, lubricating oils, and packaged products. Shell leased the property on East D Street to Lilyblad Petroleum from 1959 to 1980. Calvin Bamford and/or Globe Machine Manufacturing Company (Globe) purchased the D Street property in 1980. Both the D and E Street properties are part of the D Street Petroleum Terminal that makes up part

**SHEO Shell Oil Corporation, continued**

of the peninsula between the Thea Foss and Middle Waterways (PTI MFSHEO7RIR052589, PTI MFMOBO8RI060589, CACI MFSHEO7RIR040497).

Two pathways to the Thea Foss Waterway are documented for this party. First, shallow groundwater that contains floating petroleum product seeps from the waterway bank along the properties owned by Mobil Oil Corporation (Mobil), UNOCAL Corporation (UNOCAL), and Globe on the D Street property (PTI MFMOBO8RI060589).

Two pathways to the Thea Foss Waterway are documented for this party. First, shallow groundwater that contains floating petroleum product seeps from the waterway bank along the 515 East D Street properties (CACI MFMOBO3CO113088). Second, storm water runoff and effluent containing volatile organic compounds (VOCs) from the groundwater treatment system are treated in an oil/water separator and discharged through an NPDES-permitted outfall (CACI MFMOBO8LTR060589).

Shell identified in its 1989 104(e) Response seven spills of its products between 1971 and 1984. The spills ranged from 14 to 4,000 gallons and with one exception, were of Shell gasoline, either Super or Regular. The exception was a spill of 25 - 30 gallons of diesel, which drained into the ground. The two largest gasoline spills, releases of 500 and 4,000 gallons of Shell Regular and Shell Super, respectively, also drained to the ground. Shell also spilled 10 - 15 gallons of gasoline from the jobber dock at the D Street property which was released directly to the waterway. No reference is made in Shell's 104(e) Responses to efforts to recover or clean up its spilled product, or to remediate the contaminated soils. Lastly, Shell indicated in its 1989 104(e) Response that tank bottoms and oil/water separator sediments removed during cleaning procedures were buried onsite during early operations. Shell also stored NAP (New Additive Package) in a small above-ground storage tank at the facility, although no reference is made to any spills of the NAP. The NAP was injected into Shell's gasoline products just prior to shipping (PTI MFSHEO7RIR070789).

The D Street Petroleum Site is considered by Ecology to be a major source of problem chemicals to the Mouth of the Thea Foss Waterway due to LPAH and HPAH contamination to site groundwater and soils. Groundwater beneath the site became contaminated as a result of past releases of petroleum products to the ground which occurred during transfer and storage activities. The times and locations of these releases are unknown. Petroleum-contaminated groundwater has been observed seeping from the bank of the D Street Petroleum site since at least 1971, when Ecology documented a sheen on the surface water. Several attempts have been made to control the seepage, including pumping of groundwater to collect free product, excavating interception trenches, and the placement of booms around the seepage face. Ecology issued Order on Consent No. 88-S345 in 1988 to Mobil, Shell, and UNOCAL for a remedial investigation and product recovery at the D Street Petroleum site. Each of the above parties has operated bulk petroleum storage and distribution facilities on the peninsula between Thea Foss and Middle Waterways (CACI MFMOBO3CO113088, CACI MFMILE3SCR070193). (Please see narrative for Mobil for more information concerning the findings and progress of the Remedial Investigation and product recovery efforts.)

Hazardous substances have also been detected in the effluent from the storm water and

## SHEO Shell Oil Corporation, continued

groundwater treatment system at the D Street Terminal. In 1989, Hart Crowser requested an emergency exemption from the Shoreline Permit issued for the D Street Free Product Recovery System after becoming aware that the groundwater being discharged from the oil/water separator contained up to 90 ug/l VOCs, primarily benzene, toluene, ethylbenzene, and xylenes. Although these compounds were not regulated by the existing NPDES Permit, Hart Crowser advised Ecology of the situation and requested the emergency exemption because the discharges, which typically contained as much as 30 ug/l benzene, contained VOC levels in excess of the marine acute toxicity criteria (CACI MFMOBO8LTR060589).

In its Milestone 1 Report, Ecology lists the Shell property as a confirmed (List 3) source of ongoing PAH contamination to the Mouth of the Thea Foss Waterway (CACI MFMILE3SCR060193).

**Outstanding Issues:**

In addition to petroleum releases, this party is also associated with the burying of tank bottoms and oil/water separator sediments on its site (PTI MFSHEO7RIR070789).

**Corporate History:**

Shell Oil Company was incorporated in DE on February 7, 1922. It became a wholly owned subsidiary of Shell Petroleum, Inc. on June 7, 1985. Voting shares of Shell Petroleum, Inc. are 60 percent owned, either directly or indirectly, by Royal Dutch Petroleum Company, the Hague, the Netherlands, and 40 percent by the Shell Transport and Trading company, London England (PTI MFSHEO7RIR070789).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Shell Oil Corp. - RFI (CACI MFSHEO1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Shell Oil Corp. - GNL/RFI (PTI MFSHEOGNL042489) |
| 11/31/88 | Consent Order DE 88-S345 issued to Mobil, UNOCAL, and Shell - CO (PTI MFDSTR3CO113188) |
| __/__/__ | NPDES Permit No. 000338-7 issued to the D Street Petroleum Terminal (No copy in party file.) |

## SHEO Shell Oil Corporation, continued

**Descriptions of Documents Related to Shell Oil Corporation:**

CACI MFSHEO7RIR040397: 04/03/97. Frank R. Fossati, Manager of Remediation, Shell Oil Co. Response of Shell Oil Co. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBRIT7RIR030597: 03/05/97. David L. Bell, Law Dept., BP America. Response of BP America to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSHEO7LTR022797: 02/27/97. Frank R. Fossati, Manager of Remediation, Shell Oil Products Co. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Shell Oil Co.'s activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSHEO1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered Shell's status as a PRP at the CB/NT Superfund Site. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSHEO1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Shell Chemical Co.'s letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSHEO1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the Shell Oil Co.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFBRIT7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re BP Oil, TOSCO. Potential contaminants noted are PCBs, LPAHs. Site drainage is to Outfalls 738, 727, 217, 216, 881, 214, and possibly 213. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFGLOM3IR121692: 12/16/92. Mercuri, Coleman, Inspectors, Washington Department of Ecology. UBAT inspection report; notes waste storage area, UST, metal foundry slag pile with surface water runoff. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MFSHEO3IR102992: 10/29/92. D. Reale, Ecology. UBAT Inspection report for D Street Petroleum Site. References free phase contamination of groundwater; suspected contaminants include gasoline, BTEX, TPH, and LPAH. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**SHEO Shell Oil Corporation, continued**

PRC MFGF3CAP071791: 07/17/91. WDOE. Responsiveness summary for D Street petroleum site for public information. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

PRC MFGF3CAP020091: 02/01/91. WDOE. Proposed cleanup action plan. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.
PRC MFGLOM5TR060790: 06/07/90. Tacoma Planning Department. City Waterway development review; notes fuel storage tanks and fuel spills with discharge to soil/groundwater. Document type: Technical report. Enforcement quality: Standard reference documents.

CACI MFMOBO8LTR060589: 06/05/89. Alex Tula, Hart Crowser, Inc. Request for Emergency Exemption from Shorelines Permit for D St Free Product Recovery System. Advises that VOCs in discharged effluent exceed marine acute toxicity criteria. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFFICF7LTR011089: 01/10/89. Kevin Freeman, Dames and Moore. Letter report to American Savings Bank on Dames and Moore's assessment of Ecology's Order on Consent to Mobil, Shell, and Unocal concerning the D Street Petroleum site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO3CO113088: 11/30/88. Ecology. Order on Consent to Mobil Oil Corp., Shell Oil Co., and Union Oil Co. of CA dba UNOCAL. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

PRC MFGF3IR092288: 09/22/88. WDOE. Memo and document index 1982 to 1988. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

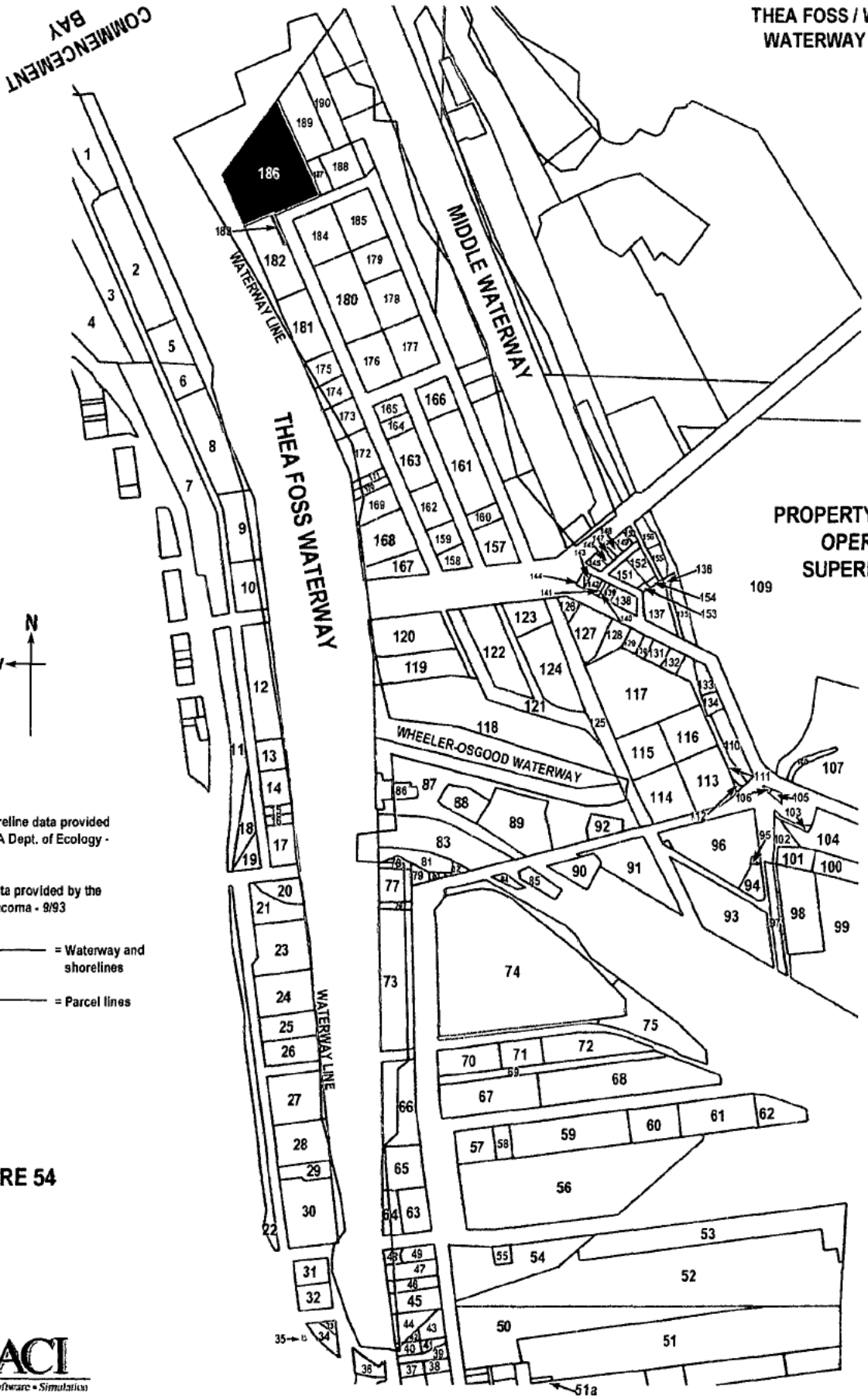


FIGURE 54

CACI
Systems • Software • Simulation

**SUPO Superior Oil Company, Inc., continued**

**Party address:**
250 East D Street
Tacoma, WA 98421-1802

**Contact persons:**

Time/Superior Oil
c/o Kevin Murphy
2737 West Commodore Way
Seattle, WA 98199-1233

Attorney:
James C. Hanken, Esq.
Schwabe, Williamson & Wyatt, P.C.
U.S. Bank Centre, Suite 3400
1420 Fifth Ave.
Seattle, WA 98101-2339

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **250 East D Street** (186) | | | |
| 8950000661 | Superior Oil Company, Inc. | O | 1976 - Present |
| | Puget Sound Plywood Co. | O | 1968 - 1976 |
| | Northwestern Petroleum, Inc. | T | 1969 - 1979 |
| | Post and Sons Transfer | T | 1959 - Unk. |
| | Phillips Petroleum | O | 1966 - 1968 |

## SUPO Superior Oil Company, Inc., continued

| | | | |
|---|---|---|---|
| | Tidewater-Associated Oil Co. | O | 1936 - 1966 |
| | Associated Oil Co. | O | 1925 - 1936 |
| **East 3rd and East D Street** (183) | | | |
| 6375000190 | Superior Oil Company, Inc. | O | 1996 - Present |
| | Puget Sound Plywood | O | 1968 - 1996 |
| | Phillips Petroleum | O | 1966 - 1968 |
| | Tidewater-Associated Oil Co. | O | 1936 - 1966 |
| | Associated Oil Co. | O | 1925 - 1936 |

**Summary of Evidence:**

250 East D Street

- Party owns property abutting the mouth of the Thea Foss Waterway where it operates a bulk petroleum storage and distribution facility.
- Several spills of petroleum products are documented for the property.
- Groundwater contaminated with floating petroleum product has seeped to the waterway from beneath the plant and released PAHs and zinc.
- Additional pathways include groundwater seeps and surface water runoff.

Superior Oil Company, Inc. (Superior), operates a bulk petroleum terminal for receiving, storing, and shipping leaded and unleaded gasoline, diesel fuel, heating oil, ethanol, and gasoline additives (including tetraethyl lead). Superior operates its facility, which abuts the mouth of the Thea Foss Waterway, on land that it has owned since 1976. The property makes up the northwest corner of the peninsula between the Thea Foss and Middle Waterways and is directly north of the D Street Petroleum Site (see party reports of Mobil Oil Corp, UNOCAL Corp., and Shell Oil Corp.). Superior also leases 29,050 square feet of submerged tidal land along the waterway bank to the west and north of the site from the Washington Department of Natural Resources (DNR) (CACI MFSUPO7RIR041897). DNR references two leases with Superior for the Harbor Area fronting Tacoma Tideland Block 31. The first, Harbor Area Lieu Lease No. 2227B, was issued on January 24, 1977, terminated January 21, 1982, and was "for the purpose of building and maintaining wharves, docks and other structures for the convenience of navigation and commerce...." The second lease, Harbor Area Lease No. 22-002572, is in effect currently and will expire January 21, 2112 (CACI F/WOWASR7RIR031897). The submerged property is used

**SUPO Superior Oil Company, Inc., continued**

for a 560-ft dock which facilitates Superior's receipt of product by vessel. Superior also receives product by truck and trailer, rail, and the Olympic pipeline (CACI MFSUPO7RIR041897).

The property has been used for petroleum storage since approximately 1925, when it was developed by Associated Oil Company (Associated). Associated merged with Tidewater Oil to become Tidewater-Associated Oil Co. (Tidewater) in 1936. Tidewater operated the property until March of 1966, when it was sold to Phillips Petroleum Co. (Phillips), who operated it until November of 1968. Phillips sold the property to Puget Sound Plywood (Puget Sound), who entered into a lease agreement (as lessor) with Northwestern Petroleum Co. (Northwestern). Puget Sound continued its lease agreement with Northwestern until 1976, when the property was sold to Superior, who assumed the existing lease with Northwestern until 1977, at which point Superior entered into a new lease agreement with Northwestern. Northwestern operated the property until January of 1979, when Northwestern was sold to Gull Industries (Gull). Gull operated the site for a short period as a subsidiary and then Northwestern was dissolved (CACI MFGULI7RIR041597). Property developments which occurred over the years include office buildings, several aboveground storage tanks, marine dock and tanker loading facilities, connections to the Olympic Pipeline, and truck loading racks (PTI MFSUPO7RIR062789, PRC F/WOTAXDATA090093).

Two pathways to the Thea Foss Waterway are documented for this party. First, shallow groundwater (5 to 6 feet below ground surface) that contains floating petroleum product seeps from the waterway bank along the west side of the property (PTI MFSUPO7RIR062789, PRC MFSUPO8RI071493). Second, storm water runoff and effluent from the groundwater treatment system are treated in an oil/water separator and discharged through an NPDES-permitted outfall (Outfall No. 218) (PTI MFSUPO7RIR062789, PTI MFSUPO3EC041186).

A November 1992 Ecology Inspection Report noted that free phase petroleum had been found in five of eight monitoring wells across the site. Gasoline, diesel, and bunker C oil have been found, and bunker C oil has also been found in combination with diesel and gasoline. Superior has been pumping groundwater to recover free product since the late 1980s and has completed a remedial investigation of soils, groundwater, and seeps (PTI MFSUPO7RIR062789, CACI MFSUPO3AGO062094). The remedial investigation showed that PAHs and zinc, as well as cadmium, lead, benzene, toluene, xylene, and other CERCLA hazardous substances, are present in soils, groundwater, and seeps. Groundwater samples contained PAHs from less than 0.1 to 12,900 ug/L and zinc from 1 to 500 ug/L. The seeps contained PAHs from less than 0.1 to 130 ug/L and zinc from 8 to 172 ug/L. Soils contained PAHs up to 537,000 ug/kg but were not tested for metals (PRC MFSUPO8RI071493). A previous study concluded that total petroleum hydrocarbons in the groundwater at the property were independent from the groundwater plume beneath the D Street terminal (PTI MFSUPO8CR072487).

According to Superior, no releases of problem chemicals in the effluent from the oil/water separator that treats storm water and groundwater discharged from the product recovery wells are specifically documented, although approximately 2.9 million gallons of treated stormwater are discharged annually (CACI MFSUPO7RIR041897). Stormwater is collected via a system of catch basins and conveyance trenches that discharge to a main collection sump, which is pumped to

a surge/storage tank which is then pumped to an oil/water separator. The petroleum phase is then pumped to a petroleum recycle storage tank, and the water phase is pumped to a carbon bed feed sump, then to two 2000-pound activated carbon beds in series, which then discharge to a NPDES outfall to the waterway (CACI MFSUPO7RIR041897). Violations of the oil and grease effluent limitations in the outfall's NPDES permit have been reported (PTI MFSUPO3EC041186), but no sampling data or other information regarding zinc, PAHs, or other problem chemicals for the Mouth of the Waterway are documented in the party file or database. Superior stated in a March 30, 1989 letter to Ecology that monthly tests on the discharge water from their facility showed suspended oil and grease to be in excess of the 15 ppm allowed in their NPDES discharge permit, although no indication is given as to how far above the limitation the discharge was (PRC MFSUPO7LTR033089). In October of 1990, Time Oil (owner of Superior) reported to Ecology the details of a spill of 40 gallons of gasoline, 25 of which were allegedly recovered, to the asphalt apron around one of the tanks onsite and the adjacent soil (PRC MFSUPO7LTR101190). In an April 1991 Ecology internal memorandum, CB/NT site manager Dom Reale noted, based on his review of *Environmental Work Plan, Superior Oil Terminal, Port of Tacoma, WA* dated January 25, 1991, that the discharge of Superior's oil/water separator was "undoubtedly high" in dissolved BTEX and PAH even if all free product was separated out. Reale also noted that free product had been continuously found in five of the eight wells on the site. Wells A, E, G, H, and the recovery well were found to have the following constituents in 1991: Well A - approximately equal parts of gasoline and diesel; no constituents provided; Well G - predominantly residual oil; Well H - predominantly diesel with some heavy oil; recovery well - predominantly diesel. Reale concluded that it appeared that [the Superior site] was a petroleum/diesel site separate from, but almost as large as, the D Street site which has the added problem of PAH contamination (CACI MFSUPO3MEMO042491). Reale and Ecology Inspector Christine Neumiller stated in an 11/17/92 Inspection Report on the Superior site that the finding of a mixture of diesel and gasoline along with bunker C oil in the monitoring wells may have resulted in the co-dissolution of the bunker C oil (generally low solubility) by the diesel and gasoline (lighter fractions) increasing the release of PAHs, which are problem chemicals for the Mouth of Thea Foss Waterway, from the site (PRC MFSUPO3IR111792). Ecology advised Superior in a June 10, 1993 letter that the report entitled *Superior Oil Terminal Remedial Investigation Work Plan*, dated December 1992, documents the presence of free phase petroleum products (i.e. gasoline, diesel, and bunker C oil) on the groundwater beneath the site. Reale advised Superior that free phase petroleum had been found at five of eight monitoring wells tested, in an area spanning 500 feet. Superior was at that time put on notice that it had been identified as a person potentially liable for the release at the site (CACI MFSUPO3LTR061093).

Subsequent investigations, including one performed by Pacific Groundwater Group in early 1993 on behalf of Superior entitled *Superior Oil Terminal Remedial Investigation Report*, have revealed the presence of petroleum products, including gasoline, diesel, and bunker C oil floating on groundwater beneath the site. Free phase floating petroleum product was found in measurable thicknesses in five monitoring wells, in the pre-existing product recovery well in the southwest quarter of the site, and in MW-12 in the east-central portion of the site. Additionally, it is estimated that approximately 3,000 cubic feet of soil in the southwest portion of the facility are virtually saturated with hydrocarbons and that the hydrocarbon volume is on the order of 750 feet (5,550

gallons) (CACI MFSUPO8RI071493).

Between 1991 and 1995, approximately 2,000 pounds of petroleum-contaminated soils were excavated and removed from the Superior site. In October and November of 1995, approximately 900 tons of petroleum-contaminated soils were removed. Also in November of 1995, the excavation and removal of another 15 tons of petroleum contaminated soil was completed to facilitate construction activities and low-permeability soil capping of the tank compounds. In January of 1997, approximately 3 tons of soil generated during environmental drilling activities was treated and recycled (CACI MFSUPO7RIR041897).

In its Milestone 1 Report, Ecology lists the Superior property as a confirmed (List 3) source of ongoing PAH contamination to the Mouth of the Thea Foss Waterway (PRC MFMILE3SCR060193).

**Additional Information:**

Associated Oil Company/Tidewater Associated Oil Company

Between 1923 and 1925, Associated Oil Company constructed a bulk petroleum storage facility on what is now known as the Superior bulk facility at 250 and 303 East D Street. In November of 1936, Tidewater Oil Company, through corporate merger with Associated, assumed ownership of the facility. Tidewater operated the facility until 1966. During Tidewater's ownership of the facility, in 1959, Tidewater leased portions of the facility to Howard Post d.b.a. Post & Sons Transfer for the purpose of operating an office and a facility for storage and maintenance of vehicles. Tidewater transferred the property to Phillips Petroleum in 1966 pursuant to an asset purchase agreement. In 1967, Tidewater merged with Getty Oil Company. In 1984, Texaco, Inc., parent company of Texaco Refining and Marketing, Inc., bought Getty Oil (CACI MFSUPO7LTR071593, CACI MFSUPO7LTR073093).

On February 7, 1994, counsel for Superior forwarded to Ecology a summary of conversations with past facility employees concerning alleged releases of petroleum at the facility. These alleged releases were to have occurred during the operations of Tidewater Oil Company, Phillips, and Northwestern Petroleum (CACI MFSUPO3AGO060294). Additionally, aerial photographs show that there has been hydrocarbon contamination present at the site since as early as 1946 (CACI MFASSO7CR103096). Aerial photographs taken during the period 1943 through 1968 clearly show hydrocarbon staining on the soils during the ownership of both Tidewater and Associated (CACI MFSUPO7LTR073093). Subsequent investigations have revealed the presence of petroleum products, including gasoline, diesel, and bunker C oil, floating on groundwater beneath the site. The presence of soils virtually saturated with hydrocarbons have also been documented (CACI MFSUPO3AGO062094).

Texaco Refining and Marketing, Inc.'s response on behalf of Tidewater Oil and Associated Oil to Question 2 of the 1997 104(e) Request sent to them by EPA refers to a lease dated January 21,

**SUPO Superior Oil Company, Inc., continued**

1962 between the State of Washington, as lessor, and Tidewater Oil Company, as lessee, leasing that portion of the harbor area in front of Blocks 30 and 31, Tacoma Tide Lands, 1925 Replat, located between the inner and outer harbor lines, the east line of City Waterway and the west line of East E Street ... (CACI MFASSO7RIR042197). The Washington Department of Natural Resources (DNR) describes seven inactive leases with Associated and/or Tidewater Oil. The first, Harbor Area Lease No. 22-000136 was assigned on April 16, 1926, approved by the Commissioner of Public Lands on June 29, 1926, and then canceled. The second lease, No. 22-000755, was issued on July 1, 1926 for a term of 30 years "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce..." Harbor Area Lease No. 22-000980 was issued to Associated for a 20-year term commencing January 21, 1932 "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce...." Harbor Area Lease No. 22-000980 was issued to Tidewater Associated Oil on December 28, 1936 (no information as to purpose or term of this lease). Harbor Area Lease No. 22-001481 was issued to Tidewater Associated Oil for a term of five years commencing January 21, 1952 "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce..." Harbor Area Lease No. 22-001645 was issued to Tidewater Oil for a term of five years commencing on January 21, 1957 "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce..." Harbor Area Lease No. 22-001964 was issued to Tidewater Oil for a term of ten years "for the purpose of building and maintaining...wharves, docks and other structures for the convenience of navigation and commerce..." (CACI F/WOWASR7RIR031897).

Puget Sound Plywood

Puget Sound Plywood, Inc. (Puget Sound), operated a plywood manufacturing facility which was situated on the northeast section of the end of the peninsula which separates Thea Foss and Wheeler-Osgood Waterways. Puget Sound purchased its first parcel in this area in 1941 (PTI MIPUGR7RIR062689). Puget Sound purchased two parcels on the west end of the peninsula, which are currently affiliated with Superior, from Phillips Petroleum on November 8, 1968. Puget Sound's main plant was located on parcels that Puget Sound owned at or near 320 East F Street (near Middle Waterway). Because of its proximity to the Middle Waterway, the main Puget Sound plant at 320 East F Street is considered to be a PRP for the Middle Waterway (CACI MIPUGR1GNL/RFI042489).

The two parcels that drain to the mouth of the Thea Foss Waterway are parcel No. 6375000190, a thin strip of property (290 feet long and 10 feet wide) on D Street, and parcel No. 8950000661, situated on the north-northwest corner of the peninsula which separates Thea Foss and Middle Waterways. Parcel No. 8950000661 drains directly to the waterway via surface flow, groundwater seeps, and Outfall No. 001. Parcel No. 6375000190 is situated upland approximately 200 feet from the Mouth of the Thea Foss Waterway and is separated from the waterway by parcel No. 6375000180. Both parcels (6375000180 and 0190) were previously owned by Puget Sound and were vacant as of the time of Puget Sound's 1989 104(e) Response. Copper slag fill placed on these properties by the City of Tacoma is also documented in a January 14, 1993 Ecology Inspection Report. According to Chuck Mougey, then COO of Puget Sound Plywood, both

properties were used occasionally for log and veneer storage (PRC MFPUGR3IR011493). Further documentation of the existence of the slag fill is found in a May 13, 1997 letter from Thomas Aldrich of ASARCO to EPA's Piper Peterson Lee. In the letter, Aldrich requests permission to remove from the former Puget Sound Plywood property an estimated 1,175 cubic yards of backfill material and stockpile it at a location on the Tacoma Tideflats near the Tacoma smelter. Aldrich notes that material consists of copper slag, imported gravel, and dredged fill (sand) (CACI MFPUGR8LTR051397).

Phillips Petroleum Company

Phillips Petroleum Company (Phillips) acquired from Tidewater Oil the property at 250 East D Street in June of 1966 and operated a bulk petroleum storage and distribution facility there from March of 1966 until November of 1968. Although no spills or releases of petroleum products are specifically documented for the facility during this party's ownership, anecdotal evidence suggests that releases did occur. On February 7, 1994, counsel for Superior forwarded to Ecology a summary of conversations with past facility employees concerning alleged releases of petroleum at the facility. These alleged releases were to have occurred during the operations of Tidewater Oil Company, Phillips, and Northwestern Petroleum (CACI MFSUPO3AGO060294). Additionally, aerial photographs taken during the period 1943 through 1968 clearly show hydrocarbon staining on the soils during the ownership of both Tidewater and Associated (CACI MFSUPO7LTR073093). Phillips was notified by Ecology by letter dated March 9, 1994 that it is a potentially liable party with regard to its past operations at the facility[30] (CACI MFSUPO3AGO081594).

Phillips makes no reference to harbor leases in its response to Question 2 of the 1997 104(e) Request sent to them by EPA (CACI MFPHIP7RIR040497). However, the Washington Department of Natural Resources (DNR), in its 1997 104(e) Response, lists Harbor Area Lease 22-001964 (no information as to purpose or term of this lease) which was approved by the Commissioner of Public Lands on January 11, 1967 (F/WOWASR7RIR031897).

Northwestern Petroleum

Northwestern Petroleum, Inc. (Northwestern) operated a petroleum storage and distribution terminal at 250 East D Street (parcel No. 8950000661, the current Superior site) for approximately 10 years beginning in May of 1969. Northwestern leased the property from Puget Sound Plywood until April of 1976, at which point Puget Sound sold the property to Superior. Superior assumed the existing lease until 1977, and the lease was at that time terminated. Superior then entered into a new lease agreement with Northwestern until January of 1979, when Northwestern was sold to Gull Industries, Inc. of Seattle, Washington (CACI MFNORW7RIR030197). Gull operated the site for a short period as a subsidiary and then the company was dissolved (CACI MFGULI7RIR041597).

[30]The March 9, 1994 letter is not in the file but is referenced in Agreed Order No. DE 93TC-S351, which states that Ecology notified Phillips Petroleum on this date of its status as a "potentially liable person" under RCW 70.105D.020(10).

**SUPO Superior Oil Company, Inc., continued**

There are two pathways to the waterway from this property, one of which is storm drains with outfalls that discharge to the Thea Foss Waterway. Both storm drains flowed through an oil/water separator (CACI MFNORW7RIR030197). The other, shallow groundwater, seeps to the waterway from the bank along the west side of the property (PTI MFSUPO7RIR062789, PRC MFSUPO8RI071493).

There were two USTs on the property during Northwestern's operation at 250 East D Street: one was a 100-gallon gasoline tank used for the auxiliary fire system, and the other was a 600-gallon fuel oil tank used for the boiler.
There is no information in the file or database concerning leakage or spillage from either UST. There was a spill of 400 - 500 gallons of bunker C fuel oil in approximately the middle of the site in 1976 or 1977. According to former Northwestern owner William McCarty, the spilled oil was "high pour material and was not absorbed into the ground." The contaminated fuel and surface soil was cleaned up, removed, and hauled to a site in Arlington, OR. The release was caused by an employee overfilling a 1,000 - gallon tank, and occurred approximately 200 feet from the waterway. Although the Coast Guard was notified, they apparently did not deem it necessary to investigate. McCarty believes that someone from the State of Washington visited the site and observed the cleanup process and was satisfied with the result. According to McCarty, Northwestern was never cited or given a notice of violation of any local, state, or federal laws (CACI MFNORW7RIR030197). However, a report entitled *Superior Oil Terminal Remedial Investigation Report* dated July 14, 1993 documents the presence of free phase petroleum products, including gasoline, diesel, and bunker C oil, in five of eight monitoring wells tested (PRC MFSUPO8RI071493, CACI MFSUPO3AGO062094). Additionally, Superior has stated that bunker C oil is a product that it has never handled or stored at its facility. Superior also noted in its 1997 104(e) Response that former lessee Northwestern was responsible for two releases of bunker C oil on the property, one in 1976 and one in 1977 (CACI MFSUPO7RIR041897).

On February 7, 1994, counsel for Superior forwarded to Ecology a summary of conversations with past facility employees concerning alleged releases of petroleum at the facility. These alleged releases occurred during the operations of Tidewater Oil Company, Phillips Petroleum Company, and Northwestern Petroleum. According to Superior in a July 30, 1993 letter to Ecology, the aerial photos taken of the site during the period 1970 through 1978 show increasing hydrocarbon staining of the soils near the valve and pipe areas, the oil and diesel pump areas, and the warehouse (CACI MFSUPO7LTR073093). Northwestern and McCarty were notified of their status as potentially liable parties with regard to their past operation of the facility (CACI MFSUPO3AGO060294).

**Outstanding Issues:**

Current information associates this party with petroleum releases only.

In its 1989 response to EPA's 104(e) Request for Information, Superior reported that PCBs were released to the soil when they were being removed from transformers and capacitors in 1987.

## SUPO Superior Oil Company, Inc., continued

Superior excavated and disposed of approximately 3,420 pounds of soil and concrete that was affected by the spill. No information regarding the effect of this spill, or any previous releases, if any, to the groundwater are documented (PTI MFSUPO7RIR062789).

**Corporate History:**

Superior is a wholly owned subsidiary of Time Oil Company, a Washington Corporation. Superior was incorporated in Washington on September 19, 1945 and began business on that date (PTI MFSUPO7RIR062789).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | Follow-up 104(e) Request for Information, Superior Oil Corp. - RFI (CACI MFSUPO1RFI013197) |
| 1/31/97 | Follow-up 104(e) Request for Information, Superior Oil Co. - RFI (CACI MFSUPO1RFI013197) |
| 6/2/94 | Agreed Order No. DE 93TC-S351, Phillips Petroleum Co., Superior Oil Co., Texaco Refining and Marketing Co. - AGO (CACI MFSUPO3AGO062094) |
| 10/6/93 | NPDES Permit No. WA 003950-1 issued to Superior Oil Co. - WDP (CACI MFSUPO3WDP100693) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, Superior Oil Co. - GNL/RFI (PTI MFSUPO1GNL/RFI042489) |

**Descriptions of Documents Related to Superior Oil Company, Inc.:**

CACI MFSUPO7LTR073093: 07/30/97. Kevin M. Murphy. Senior Environmental Specialist, Superior Oil Co. Argues that Superior has presented sufficient evidence to Ecology to warrant naming Tidewater/Phillips Petroleum Co., NW Petroleum and Gull Industries as PLPs for the 250 East D Street Facility. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO7RIR041897: 04/18/97. Kevin M. Murphy, Superior Oil Co. Response of Superior Oil Co to EPA's 1/31/97 request for information. Document type: Response to Request

**SUPO Superior Oil Company, Inc., continued**

for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFGULI7RIR041597: 04/15/97. Jeff T. Scott, VP, Gull Industries, Inc. Response of Gull Industries, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOWASR7RIR031897: 03/18/97. Craig E. Partridge, Manager Aquatic Resources Division, WA Dept of Natural Resources. Response of the Washington Dept of Natural Resources to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Superior Oil Co's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO7LTR022897: 02/28/97. James C. Hanken, Esq., Schwabe, Williamson & Wyatt. Request for a 60-day extension of time in which to respond to EPA's 104(e) request regarding Time/Superior's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Superior Oil Co.'s activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFASSO8CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Associated Oil, Tidewater Oil, Phillips Petroleum, and Northwestern Oil. Potential contaminants noted are LPAHs, HPAHs, and BEP. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO7RIR072296: 07/22/96. James C. Hanken, Esq., Schwabe, Williamson & Wyatt. Supplement to Superior Oil's 6/27/89 104(e) response. Identifies Texaco (as successor to Tidewater/Associated Oil Co.) and Gull Industries as additional PRPs for the Thea Foss Waterway. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO3AGO062094: 06/22/94. D. Reale, Ecology. Agreed Order No. DE 93TC-S351 between Phillips Petroleum Co., Superior Oil Co and Texaco Refining and Marketing, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3FS060194: 06/01/94. Ecology. Re Agreed Order for RI/FS and Interim Action to be entered into between Ecology, Superior Oil, Phillips Petroleum and Texaco Refining and Marketing. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3FS041194: 04/11/94. Ecology. Re NPDES Permit No. WA-003950-1 re

**SUPO Superior Oil Company, Inc., continued**

Superior Oil Co at 250 East D St. Document type: Fact Sheet. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3LTR012594: 01/25/94. D. Smith, Ecology. Transmits Ecology's quarterly report for 10/93-12/93 on actions taken to control sources of problem chemicals to contaminated sediments in CB Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3WDP100693: 10/06/93. M. White, Ecology. NPDES Waste Discharge Permit No. WA-003950-1 for Superior Oil Co at 250 East D St, Tacoma, WA. Document type: Waste Discharge Permit. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3NPA093093: 09/30/93. Ecology. Draft NPDES Permit Renewal Responsiveness Summary for Superior Oil Co. Document type: NPDES Permit Application. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR080293: 08/02/93. SUPERIOR OIL. LETTER TO WDOE SUBMITTING REMEDIAL INVESTIGATION REPORT. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO7LTR071593: 07/15/93. Terrell L. Henderson, VP, Superior Oil Co. Responds to Ecology's request for Superior Oil's comments as a PLP re the release of petroleum products at Superior's facility. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFSUPO8RI071493: 07/14/93. Pacific Groundwater Group. Superior Oil Terminal Remedial Investigation Report prepared for Time Oil Co. Document type: Remedial Investigation. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFSUPO3LTR061093: 06/10/93. WDOE. LETTER TO K. MURPHY OF SUPERIOR OIL RE NOTICE OF LIABILITY. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR052493: 05/24/93. K.PHILLIPS, SUPERIOR OIL. LETTER TO USEPA RE RIP RAP REPAIR. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO5MEM052093: 05/20/93. CITY OF TACOMA. SHORELINE PERMIT APPLICATION. Document type: Memorandum (other than interoffice). Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3IR031793: 03/17/93. WDOE. INSPECTION OF SUPERIOR OIL FACILITY. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3IR111792: 11/17/92. WDOE. UBAT INSPECTION REPORT. Document type:

**SUPO Superior Oil Company, Inc., continued**

Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3LTR052491: 05/24/91. WDOE. LETTER TO F. PROBY, TIME OIL CO. RE STATUS OF SUPERIOR OIL TERMINAL. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3MEMO042491: 04/24/91. Dom Reale, Ecology. Comments re review of Environmental Work Plan, Superior Oil Terminal, Port of Tacoma, WA, 1/25/90. Details position as to why Superior may be current and historical source of HPAHs. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3LTR042491: 04/24/91. WDOE. MEMO FROM D. REALE TO K. GODBOUT RE COMMENTS ON SUPERIOR OIL TERMINAL ENVIRONMENTAL WORK PLAN. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR101190: 10/11/90. K. MURPHY, TIME OIL. LETTER TO WDOE RE GASOLINE LEAK. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7TR012590: 01/25/90. PACIFIC GROUNDWATER GROUP. TECHNICAL REPORT. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3LTR080789: 08/07/89. WDOE. LETTER TO G. WELLS OF SUPERIOR OIL RE NPDES PERMIT NO. WA-003950-1. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3TR080189: 08/01/89. C. Hoffman, Ecology. Engineering/Technical Review re Superior (Time) Oil's request for permission to add flocculent to groundwater discharge to assist with oil/grease removal. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR073189: 07/31/89. J. STREIDL, SUPERIOR OIL CO. LETTER TO WDOE RE PERMIT NO. WA-003950-1. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO7RIR062789: 06/27/89. Superior Oil Co. Pg 1 of Superior Oil Co. response to EPA's 4/24/89 104(e) request for information. References previous owner/occupant Tidewater Associated Oil who acquired property prior to 1925. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI MFSUPO7RIR062789: 06/27/89. Superior Oil. Response to Request for Information from Superior Oil. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

**SUPO Superior Oil Company, Inc., continued**

PRC MFSUPO3TCR061689: 06/16/89. WDOE. TELEPHONE CALL RECORD RE TESTING OF GROUNDWATER. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3MEMO060589: 06/05/89. M. TEMPLETON, WDOE. MEMO RE SUPERIOR OIL ENGINEERING PACKAGE. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC MFSUPO3MEMO052789: 05/27/89. UNKNOWN. MEMO. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR050289: 05/02/89. WDOE. LETTER TO WDOE RE NPDES PERMIT NO. WA-003950-1. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3LTR041089: 04/10/89. WDOE. LETTER TO J. STREIDL OF SUPERIOR OIL RE NPDES PERMIT NO. WA-003950-1. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR033089: 03/30/89. J. STREIDL, SUPERIOR OIL CO. LETTER TO WDOE RE NPDES PERMIT NO. WA-003950-1. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO7LTR032789: 03/27/89. T. GRIESS, CROSBY & OVERTON. LETTER TO TIME OIL RE ACCEPTING OIL WASTES. ATTACHED MSDS. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3TCR032189: 03/21/89. WDOE. TELEPHONE CALL RECORD RE SUPERIOR OIL FACILITY OIL/GREASE LEVELS. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3IR030189: 03/01/89. WDOE. ENGINEERING/TECHNICAL REVIEW OF SUPERIOR OIL FACILITY. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3EC122687: 12/26/87. WDOE. ENVIRONMENTAL COMPLAINT FORM RE RUPTURED AT TIME OIL FACILITY. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3SR120487: 12/04/87. UNKNOWN. LAB ANALYSIS REPORT. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

PRC MFSUPO3EC041186: 04/11/86. WDOE. ENVIRONMENTAL COMPLAINT BY DOUG PIERCE. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3WDP031486: 03/14/86. M. Horton, Ecology. NPDES Waste Discharge Permit No. WA-003950-1 for Superior Oil Co at 250 East D St, Tacoma, WA. Document type: Waste Discharge Permit. Enforcement quality: Documents from agencies/agents.

CACI MFSUPO3MEMO082983: 08/29/83. Jim Oberlander, Ecology. Re Time Oil. Advises that fish bioassay and heavy metal testing has been ordered on the exposed sludge filter cake sample taken 8/23/83. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC MPSUPO3MEMO082983: 08/29/83. WDOE. MEMO FROM C.SHENK TO J. OBERLANDER RE SAMPLING AT TIME OIL FACILITY. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

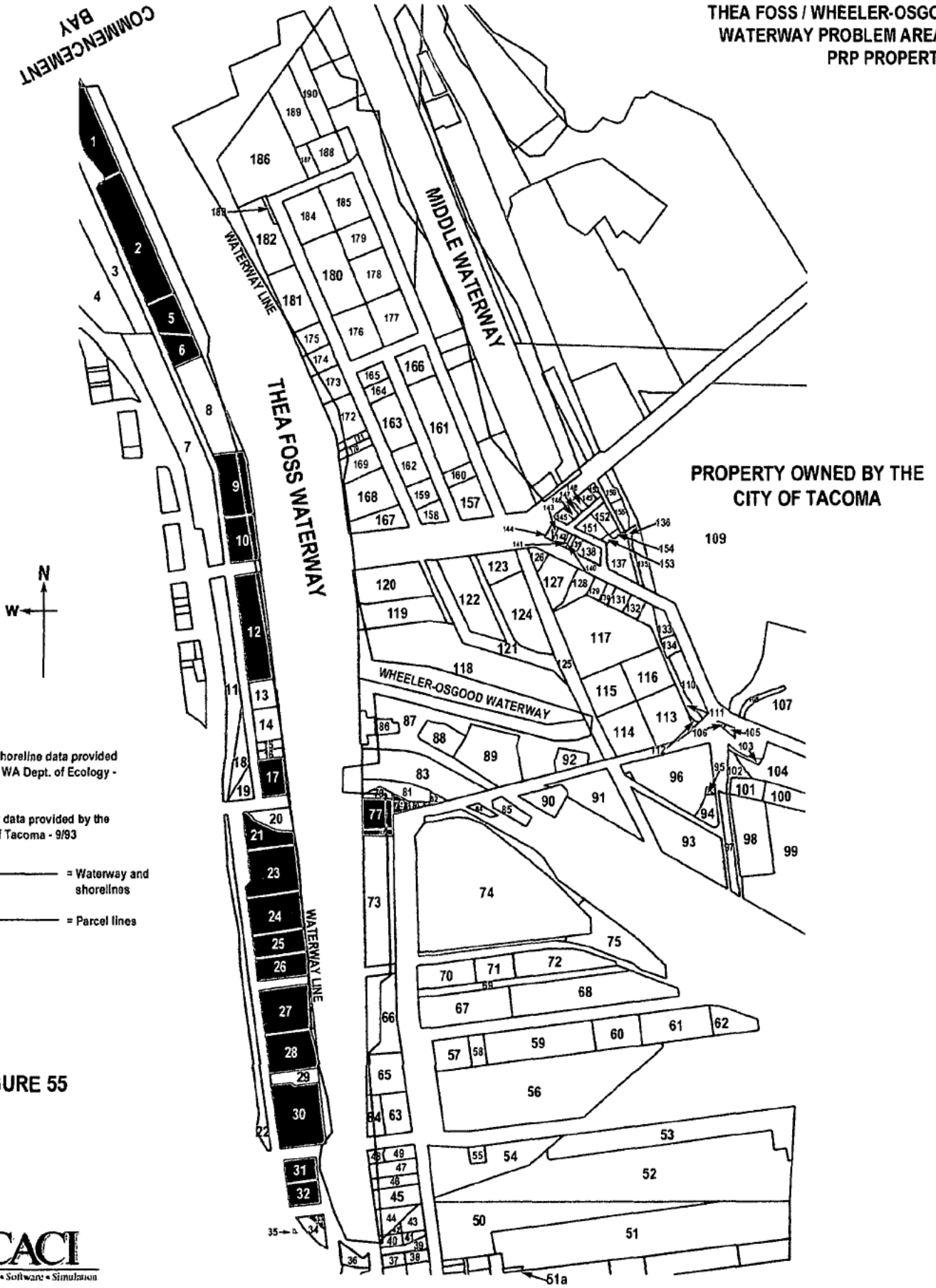


FIGURE 55

CACI
Systems • Software • Simulation

**TACO Tacoma, City of - General Government, continued**

**Party address:**

747 Market Street
Tacoma, WA 98402-3767

**Contact persons:**

Attorney

Robert B. Betcone, Jr.
Assistant City Attorney
Tacoma Municipal Building
747 Market Street, Suite 1120
Tacoma, WA 98402-3767
(206) 591-5885

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1025 Dock Street** (10) | | | |
| 8950002100 | City of Tacoma (Municipal Dock) | O | 1910-Present |
| | Moorage Associates | T | 1978-Present |
| | Totem Boat Haven, Inc. | S/T[31] | 1978-1993 |
| | Totem Boat Haven, Inc. | T | 1974-1978 |
| | Agricultural Dealers Supply Co. | T | 1970-1975 |
| **1119 Dock Street** (12) | | | |
| 8950001960 | City of Tacoma | O | 1988-Present |

[31]Denotes subtenant.

**TACO Tacoma, City of - General Government, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Atlas Foundry and Machine | T | 1963-1978 |
| | Dravis, Inc. | T | Unk.-1963 |
| | Coast Iron and Machine Works | T | Unk.-1983 |
| | Pacific Machine Co. | T | Unk. |
| | Western Fish and Oyster | T | 1963-1990 |
| | City of Tacoma Public Utilities Dept. | O/T | 1941-1988 |
| | City of Tacoma Public Utilities Dept. | T | 1922-1941 |
| | City of Tacoma | O | 1922-1941 |
| **1415 Dock Street** (17) | | | |
| 8950002070 | City of Tacoma | O | 1901-Present |
| | Johnny's Seafood Co. | T | Unk.-Present |
| | Northern Pacific Railroad | O | Unk.-1901 |
| **1801 - 1811 Dock Street** (27) | | | |
| 8950001840 | City of Tacoma | O | 1993-Present |
| | City Waterway Limited Partnership | O | 1984-1993 |
| | Morris & Sons Partnership | O | 1975-1984 |
| | Pacific Coast Coal and Oil | O | 1952-1975 |
| | Magnussen Marine Brokerage | T | 1987-1995 |
| | City Waterway Marina | T | 1984-Present |
| | Unocal/Pacific Coast Oil of Tacoma | T | 1967-1993 |
| **401 Dock Street** (1) | | | |

**TACO Tacoma, City of - General Government, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 8950002131 | City of Tacoma[32]* | O | 1991-Present |
| | Burlington Resources, Inc. (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| **535 Dock Street** (2) | | | |
| 8950002152 | City of Tacoma* | O | 1991-Present |
| | Dock Street Tacoma Association, L.L.C. | T | 1997-Present |
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| **701 Dock Street** (5, 6, 8) | | | |
| 8950002171<br>8950002181 | City of Tacoma* | O | 1991-Present |
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| **921 Dock Street** (9) | | | |
| 8950002081 | City of Tacoma* | O | 1991-Present |
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| **1501 - 1543 Dock Street** (21, 23) | | | |
| 8950001880<br>8950001890 | City of Tacoma* | O | 1991-Present |
| | Burlington Resources (f.k.a. Glacier Park Company) | O | 1988-1991 |
| | George Scofield Co., Inc. | T | 1930-1989 |
| | Burlington Northern Railroad | O | pre-1930-1988 |
| **1549 - 1700 Dock Street** (24, 25) | | | |
| 8950001900 | City of Tacoma* | O | 1991-Present |

[32]Title to asterisked properties is held in trust by the Metropolitan Parks District of Tacoma.

**TACO Tacoma, City of - General Government, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 8950001910 | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-Present |
| | North Pacific Plywood | O/T | 1949-1983 |
| **1715 Dock Street** (26) | | | |
| 8950001920 | City of Tacoma* | O | 1991-Present |
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| | George Scofield Co., Inc. | O | 1964-1989 |
| **1821 Dock Street** (28) | | | |
| 8950001850 | City of Tacoma* | O | 1994-Present |
| | Package Service, Inc. | O | 1953-1994 |
| | J.H. Galbraith Co. | O/T | 1945-Unk. |
| | Albers Bros. Milling Co. | O/T | 1909-Unk. |
| **1933 Dock Street** (30) | | | |
| 8950001870 | City of Tacoma* | O | 1996-Present |
| | Dock Street Partners | O | 1990-1996 |
| | Brandrud Furniture | T | 1986-1991 |
| | Harmon Cabinets | T | 1960-1986 |
| | Coastcraft, Inc. | O | 1960-1996 |
| | Harmon Manufacturing, Inc. | O | Unk.-1960 |
| **2101 Dock Street** (31) | | | |
| 8950001822 | City of Tacoma* | O | 1991-Present |
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| | Pacific Coast Coal | O | 1912-1988 |

**TACO Tacoma, City of - General Government, continued**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **2115 Dock Street** (32)[33] | | | |
| 8950001832 | Waterway Properties, Inc. | O | 1992-Present |
| | City of Tacoma | O | 1982 - Present |
| | Package Service, Inc. | O | Unk. - 1982 |
| **2200 Block of Dock Street** | | | |
| | City of Tacoma | O | 1982-Present |
| | Ferrous Financial Services | O | Unk.-1982 |
| **1502 E. D Street (401 E. 15th Street)**[34] | | | |
| 0320041017 | City of Tacoma* | O | 1991-Present |
| | J.M. Martinac Shipbuilding Corp. | O | Unk.-Present |
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| **1616 E. D Street** (73) | | | |
| 8950001571 | City of Tacoma* | O | 1991 - Present |
| | Port of Tacoma (Marina improvements only) | O | 1987 - Present |
| | Condor Group Inc. | ST | 1996 - Present |
| | Eva Palka & Associates | ST | 1987 - 1996 |
| | Marshall Perrow (Marina improvements only) | O | Unk. - 1987 |
| | Marshall Perrow | ST | Unk. - 1987 |

[33] Both the City of Tacoma and Waterway Properties, Inc. claim ownership of this parcel.

[34] Although the City of Tacoma claims ownership of this property and has stated that the Metropolitan Parks District holds title, Pierce County Assessor records indicate that the property is owned by J.M. Martinac Shipbuilding.

**TACO Tacoma, City of - General Government, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Burlington Resources (f.k.a. Glacier Park Co.) | O | 1988-1991 |
| | Burlington Northern Railroad Co./Glacier Park Co. (Property only) | O | Early 1900s - 1988 |
| | Washington Dept. Natural Resources (Tidelands) | O | 1890s - Present |
| **Stormwater Outfalls (Thea Foss and Wheeler-Osgood Waterways)** | | | |
| (not applicable) | City of Tacoma | O | Unk.-Present |

**Summary of Evidence:**

The City of Tacoma general municipal government (City of Tacoma) owns six parcels abutting the west bank of the Mouth and Head of the Thea Foss Waterway. It also owns and operates the storm drain system that discharges through several outfalls into the Head and Mouth of the Thea Foss and the Wheeler-Osgood Waterways. The City of Tacoma is responsible for operating the City's sewer and storm drain system, among other functions. The Tacoma Department of Public Utilities and the Metropolitan Park District of Tacoma are administratively and financially independent entities from the general municipal government (PRC MHTACO7AF041693, PTI HFTACO1RIR052489) and, therefore, are treated as separate PRPs in this report.

1025 Dock Street (10)

- Party owns property abutting the Mouth of the Thea Foss Waterway.
- Surface runoff drains to the waterway, but no releases of problem chemicals are documented for this property.
- Foundry slag and metal wastes in the bank and in intertidal sediments from at least the southern portion of the property are exposed to surface runoff and tidal flushing.
- Additional pathways include stormwater runoff and direct discharge.

The City of Tacoma owns this parcel abutting the Mouth of the Thea Foss Waterway at which it operates a municipal dock. This property has historically been used for warehouse and moorage

**TACO Tacoma, City of - General Government, continued**

for this property. Runoff from the property drains through catch basins in the paved parking areas to Outfalls 223 and 224 along the waterway bank. Ecology's November 12, 1992 Storm Drain Summary, updated June 1, 1993, indicated that metal shavings were present throughout the entire bank near the west side of the 11th Street Bridge, although drains in the area were not suspected as sources of contaminants and were not sampled (PRC F/WOTACO3MEMO060193). A second pathway would be tidal flushing of foundry slag that has been deposited along the waterway bank. Ecology noted in a November 1992 Inspection Report that the south end of the exterior of the property contains foundry slag, presumably from the former Atlas/coast Iron Foundries, that extends down to and into the water. Ken Fuller, of the Tacoma Public Works Department, indicated during the inspection that the City of Tacoma had encountered similar wastes when constructing the walkway along the intertidal zone beside the Sea Scouts building (near Outfall No. 838). Ecology Inspector Marv Coleman indicated in the Inspection Report that it was a likely conclusion that the intertidal zone from the municipal dock building south to the former City Steam Plant was "filled" with similar wastes (PRC MFTACO3IR111392).

The 1989 City Waterway Environmental Review noted that none of the historical site uses indicate the potential for site contamination problems (PRC F/WOTACO5CR060189). However, exceedances of PAH, mercury, PCBs, and BEP were detected in offshore sediments as part of EPA's Round 2 Data Evaluation. No bank sampling was done at the 1025 Dock Street location as part of the Round 2 Data Evaluation (CACI F/WOEPA1SCR070197).

Ecology's Milestone 1 Report for the Mouth of the Thea Foss Waterway indicates that existing information suggests that this property does not contribute problem chemicals to the waterway (CACI MFECOL3SCR060193).

1119 Dock Street (12)

- Party owns property abutting the Head of the Thea Foss Waterway at which a foundry, steam electric plant, and seafood processing plant operated in the past.
- Foundry slag and metal wastes in the bank and in intertidal sediments are exposed to surface runoff and tidal flushing.
- Additional pathways to the waterway include stormwater runoff and direct discharge.

The City of Tacoma has owned the former Surplus Steam Plant No. 1 and Coast Iron and Machine Works/Atlas Foundry properties since 1988. These properties, which abut the Head of the Thea Foss Waterway immediately south of the 11th Street bridge, are now consolidated into a single parcel (PRC F/WOTAXDATA090093). The Tacoma Surplus Steam Plant No. 1 occupied the southern portion from the 1920s until it was demolished in 1986 (CACI HFTACU7RIR040197). Atlas Foundry Company occupied the northern portion from 1963 until 1978 (CACI HFATLF7RIR040497), and Western Fish and Oyster Co., Inc. operated a seafood processing plant there from 1963 until 1990. Details about the activities and sources, pathways, and releases

**TACO Tacoma, City of - General Government, continued**

of problem chemicals from the operations of the Tacoma Steam Plant No. 1 are documented in the party report for the City of Tacoma Department of Public Utilities in this document.

Currently, two pathways are documented for the property. First, storm water runoff drains through outfalls along the bank or through surface runoff to the waterway. No releases of problem chemicals through this pathway from the activities from the current tenant, the Sea Scouts, are documented (PRC HFSEAS3IR000092). The second pathway is tidal flushing of foundry slag and metal machining wastes that were deposited as fill material along the waterway bank, presumably by the Coast Iron operation. The fill material, which is currently covered by rip rap and fabric along the southern part of the bank, may be a source of copper, lead, and other problem chemical metals to the waterway as it is flushed by the tide (PRC HFSEAS3IR101892). In January of 1993, Ecology Inspector Coleman recommended to Ecology's Dave Smith that the former Atlas/Coast Iron site be added as a confirmed and ongoing source (List 3) for the Thea Foss source control database. After conducting a site visit, Coleman remarked that the waste materials, metal slag and turnings wastes, were visible along the waterway south of the 11th Street Bridge. A sample of the waste fills obtained by Ecology in December of 1992 revealed SQO exceedances for cadmium (9.3 mg/kg), chromium (410 mg/kg), copper (19,600 mg/kg), lead (2,350 mg/kg), nickel (560 mg/kg), and zinc (2,200 mg/kg). Copper, which was detected at more than 50 times the SQO, was the highest exceedance noted. Concentrations for lead and zinc both exceeded five times the SQO, and nickel was four times the SQO (PRC HFCOAI3MEMO012993).

Bank sediments were found to have exceedances of mercury, cadmium, lead, and PAH during EPA's Round 2 Data Evaluation. Exceedances of PAH, mercury, silver, PCBs, DDD/DDE, and BEP were also detected in offshore sediments (CACI F/WOEPA1SCR070197).

Ecology listed the Atlas Foundry Dock Street site as a confirmed (List 3) source of problem chemicals to the waterway in the Milestone 1 Report for the Head of the Thea Foss Waterway. The former Coast Iron site (currently occupied by the Sea Scouts) was listed as a probable (List 2) site in the Milestone 1 Report. Ecology listed the former Tacoma Steam Plant site as a confirmed (List 3) source in the Milestone 1 Report, noting that mercury had been found at high levels in site soils and waterway sediments in 1988, before the facility was demolished (CACI HFMILE3SCR060193).

1415 Dock Street (17)

- Party owns property abutting the Head of the Thea Foss Waterway.
- Surface water runoff drains to the waterway, but no releases of problem chemicals are documented.
- Outfall pipe sediments with high concentrations of oil, metal, and grease have been documented.

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The City of Tacoma owns this property abutting the head of the Thea Foss Waterway and currently leases it to Johnny's Seafood Company, a seafood processing plant and restaurant. Catch basins in the parking lots on the property drain stormwater runoff to Outfall No. 230 along the waterway bank. Ecology reported that seafood container wash water has also been discharged to the catch basins, but no releases of problem chemicals are documented (PRC HFJOHS3IR120292). Ecology's November 23, 1992 storm drain summary (revised June 1, 1993) indicates that drain pipe sediments revealed high concentrations of metals, oil and grease, and phenol. Water samples (presumably from Outfall No. 230) contained elevated zinc, copper, and lead. Ecology also noted in its storm Drain Summary that the Tacoma-Pierce County Health Department (TPCHD) had observed petroleum odors, sheen, and dye in the water near the outfall (CACI F/WOTACO3MEMO060193).

SQO exceedances of copper and zinc in bank sediments were documented as part of EPA's Round 2 Data Evaluation, and PAH, metals, PCBs, and BEP were detected in offshore sediments (CACI F/WOEPA1SCR070197).

Ecology's Head of the Thea Foss Milestone 1 Report lists Outfall No. 230 as a major confirmed (List 3) source of ongoing problem chemical releases, including mercury, cadmium, zinc, copper, lead, nickel, and PAHs, to the waterway (CACI HFMILE3SCR060193).

1801 Dock Street (27)

- Party owns property abutting the Head of the Thea Foss Waterway where a coal storage facility and oil terminal formerly operated.
- Heavy upland contamination of soils (TPH/PAH) has been documented.
- Bank sediments containing SQO exceedances of PAH have been documented.
- Stormwater runoff and direct discharge are pathways to the waterway.
- Migration of groundwater from upland properties is an additional pathway to the waterway.

The City of Tacoma purchased this property from City Waterway Enterprises/Jack Morris in May of 1993 (CACI F/WOTACO7RIR030797). From February 1988 until May of 1995, the Magnussen Marine Brokerage (Magnussen Marine) operated a yacht brokerage on the property, which they leased initially from City Waterway Enterprises/Jack Morris and later from the City of Tacoma. Magnussen Marine operated a yacht brokerage which extended 50 feet along the east sidewalk on Dock Street and extended 50 feet eastward toward the waterway. Magnussen Marine neither used, produced, nor released problem chemicals from their leased premises or to the waterway (CACI HFMAGM7RIR073097).

The property at 1801 - 1811 Dock Street was initially owned by Pacific Coast Coal Company and

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was used as a coal storage and distribution site beginning in the late 1800s (PRC HFTACO7ECDN090293). Jack Morris' family purchased the assets of Pacific Coast Coal in 1952 and renamed it Pacific Coast Coal and Oil. In 1966, Morris created Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma, both of which were sold to Unocal in 1967. Morris, or Pacific Coast Coal and Oil, retained ownership of the property until 1993. City Waterway Marina, believed to be a subsidiary of City Waterway Enterprises, has operated a small marina on the east side of the property since the early 1980s (CACI HFUNIO7LTR052197, CACI HFCITY9TCR121697).

Surface water runoff is the primary pathway documented for this property. Based on groundwater flow patterns at near by properties, groundwater migration from upland portions to the waterway is also a likely pathway (PTI HFWASD7RIR062989).

Three environmental assessments/site investigations have been done on the Morris property. In 1990, Bison Engineering, Inc. identified TPH and carcinogenic PAHs as contaminants on the site. In 1991, Kennedy/Jenks Consultants detected TPH and PAH concentrations above levels of concern in subsurface soils across the site (PRC HFTACO7ECDN090293). In 1993, Black and Veatch Waste Science and Technology Corp. found detectable levels of carcinogenic PAHs in soil samples from each of 11 boreholes on the Morris property. The highest concentration of total carcinogenic PAH (30.38 mg/kg) was detected at a depth of six to eight feet. Detectable TPH concentrations were found in 44 of 74 soil samples. The heavy petroleum fraction accounted for 85 percent of the TPH detected above 200 mg/kg. TPH concentrations, the highest of which was 11,780 mg/kg at a depth of two to four feet, appeared generally to be in the upper six to eight feet of soil across the site (PRC HFTACO7ECDN090293).

Appendix G to EPA's Round 2 Data Evaluation notes SQO exceedances of PAH, mercury, DDD, PCBs, and BEP in offshore sediments, and bank exceedances of PAH. Appendix G also notes that studies show that marinas are a source of PAH, mercury, BEP, and TBT (CACI F/WOEPA1SCR070197).

Ecology's Head of the Thea Foss Milestone 1 Report lists the 1801 Dock Street property as a probable (List 2) source of problem chemical releases to the waterway (CACI HFMILE3SCR060193).

In 1993, the City of Tacoma applied for a shoreline development permit to redevelop the property, which was to involve the excavation and remediation of approximately 7,000 cubic yards of soils containing PAH, lead, and petroleum hydrocarbons. No information in the file or database documents further activity at this site or progress on the City's plans to develop it (PRC HFTACO5ECDN090293).

<u>401 Dock Street</u> (1)

- Party owns property at the Mouth of Thea Foss Waterway which has historically been used

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as a commercial dock, warehouse, and passenger terminal.

- Bank sediments containing exceedances of phenols, LPAHs, and HPAHs have also been documented.

The City of Tacoma purchased the property at 400 - 405 Dock Street from Burlington Northern subsidiary Glacier Park Company (currently known as Burlington Resources) in 1991. This property was the former location of the Commercial Dock, and was used historically as a warehouse for general cargo and as a passenger terminal.

Sampling in 1994 by Hart Crowser, Inc. (Hart Crowser) of the east Park beach slope on August 31, 1994 revealed SQO exceedances of phenols, chlorinated organic compounds, LPAHs, and HPAHs. Hexachlorobenzene was also detected at 270 ug/kg, more than 12 times the SQO of 22 ug/kg. All of the HPAHs exceeded the SQO, and total benzofluoranthenes, at 8,800 ug/kg, exceeded the SQO by the highest margin. Total HPAHs, at 27,720 ug/kg, exceeded the SQO of 17,000 ug/kg by 1.63 percent. A second composite soil sample collected from the beach area on the north part of the site revealed no exceedances of the SQO. Two upland composite soil samples likewise showed no SQO exceedances (CACI MFMETP7LTR112294). Appendix G to EPA'a Round 2 Data Evaluation notes SQO exceedances of PAH and HCB were detected in offshore sediments (CACI F/WOEPA1SCR070197). In the *Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA,* (Parametrix - October, 1994), it was noted that the maximum observed contaminant levels were 5,500 mg/kg for TPH and 17.5 mg/kg for phthalates (CACI F/WOTACO5TR101994).

1510 - 1543 Dock Street (21, 23)

- Party owns two properties abutting the Head of the Thea Foss Waterway which were formerly used as a coal yard and ready-mix (wet and dry) concrete batch plants.

- Bank sediments containing SQO exceedances of BEP have been documented.

- Upland soils with TPH exceeding MTCA standards have been documented.

- Surface water runoff is a pathway to the waterway.

The City of Tacoma purchased the properties at 1543 and 1715 Dock Street from Burlington Northern subsidiary Glacier Park Company (currently known as Burlington Resources) in 1991. From approximately 1944 until February 1989, the George Scofield Company operated a wet concrete batch plant, warehouse facilities, truck repair shop, and office space at the 1543 Dock Street property. Before 1920, the property was used as a coal yard. At the 1715 Dock Street property, which Scofield leased from Burlington Northern and its predecessor Northern Pacific Railroad, Scofield operated a dry ready-mix concrete batch plant and general roofing contractor business. Scofield operated at the 1715 Dock Street location from 1964 until approximately 1989

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(PTI HFGEOS7RIR062389, CACI HFGEOS7RIR042397).

Ecology Inspector Marv Coleman noted in a June 1993 memorandum that neither of the Scofield properties appeared to present direct ongoing threats to the waterway sediments. However, the properties did have documented elevated levels of metals, TPH, and PAHs in the upland portions of the property (from the middle part of the property west, towards Dock Street). Also, a 60 foot by 60 foot area at the southwest corner of the 1543 Dock Street property, closer to the waterway, exhibited petroleum hydrocarbon contamination above MTCA cleanup levels. Composited samples analyzed for metals showed no concentrations above CB/NT cleanup levels, with one exception: mercury was detected at a concentration of 0.9 mg/kg (CACI HFGEOS3MEMO120193).

Clean Water Act violations against Scofield for discharge of waste wash waters are documented. No other reported spills or releases were disclosed. However, TPH concentrations as high as 4,400 mg/kg in onsite soils have been documented at the 1543 Dock Street location. At the 1715 Dock Street location, TPH at a concentration below 200 mg/kg, and lead as high as 45 mg/kg, have been documented. PAH and metals have also been observed in on-site soils at 1715 Dock Street (CACI F/WOTACO5TR101994).

Appendix G to the EPA's Round 2 Data Evaluation notes that SQO exceedances of BEP have been documented in bank samples, and SQO exceedances of PAH, metals, DDD/DDE, and BEP have been detected in offshore sediments (CACI F/WOEPA1SCR070197).

Ecology's Head of the Thea Foss Milestone 1 Report lists the property at 1543 Dock Street as a probable (List 2) source of problem chemicals to the waterway. The property at 1715 Dock Street is listed as confirmed (List 3) source of problem chemicals (pending the sampling of petroleum contaminated soils next to waterway bank) (CACI HFMILE3SCR060193).

1549 Dock Street (24, 25)

- Party owns property abutting the Head of the Thea Foss Waterway at which former lessee operated plywood manufacturing plant.
- Bank sediments containing SQO exceedances of BEP have been documented.
- Upland phenols contamination of soils has also been documented.
- Pathways to the waterway are direct discharge and surface water runoff to storm drains.

The City of Tacoma purchased the property at 1549 Dock Street from Burlington Northern subsidiary Glacier Park Company (currently known as Burlington Resources) in 1991. North Pacific Plywood had operated a plywood manufacturing facility at the property from approximately 1949 until at least 1983. In 1978 Ecology issued Administrative Order No. DE 78-162 to North

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Pacific Plywood for an ongoing problem of leaching of phenolic resin due to numerous spills that had occurred near the glue tank (PTI HFNORL3AO020378). Ecology documented a spill of phenolic resin on approximately June 27, 1978 which occurred wile filling the glue tank. Although it was characterized as a "small" spill, it was noted that some of the spilled material likely got into the storm drains (PRC HFNORO3IR072778).

Bison Engineering indicated in its December 1990 Phase II Environmental Report that high levels of fuel hydrocarbons (in excess of 2,300 ppm) were found at the North Pacific Plywood site. The Bison Engineering Report also indicated that levels above the maximum limit for carcinogenic PAH compounds for nonindustrial soils were found at the former North Pacific Plywood site for benzo (b) fluoranthene, phenanthene, anthracene, and pyrene, all but three of which are considered by Ecology to be Priority 2 problem chemicals for the Head of the Thea Foss Waterway (PRC FBURL5PASI121490).

Ecology conducted sampling of an unpaved area at the North Pacific Plywood site in June of 1993 where it appeared as though wood waste and chips had been disposed of and burned. Given anecdotal information that North Pacific Plywood had dumped glue wastes onsite and had mixed glue wastes with wood wastes that were burned, phenols contamination was suspected. Both samples detected phenols at 300 and 280 ug/kg. The CB/NT SQO for phenol is 420 ug/kg (CACI HFGEOS3MEMO062893, CACI HFGEOS3MEMO120193).

1821 Dock Street (28)

- Party owns property abutting the Head of the Thea Foss Waterway at which previous tenants operated a flour mill.
- PAH and petroleum hydrocarbon-contaminated groundwater and soil have been documented.
- Pathways include storm water runoff, groundwater seepage, and direct discharge.

The City of Tacoma purchased this property from former owner Package Services, Inc. in July of 1994. It is unknown for what purpose Package Services used the property, but the prior owners/tenants, Albers Mill, operated a wood flour mill and storage warehouses on the property. Ecology noted in an April 16, 1993 Inspection Report that groundwater and soils contamination (PAHs, halogenated hydrocarbons, and petroleum hydrocarbons) at this location had been documented, that surface water runoff drained to the waterway, and that leaking, underground storage tanks had been removed in 1988 and 1989. Contaminated soils associated with the USTs were removed at the time of the UST removals, but no groundwater contamination was remediated at that time. Ecology noted that migration from offsite sources, specifically from the Pacific Coast Oil (Morris) site to the North, was a possibility (PRC HFALBM3IR120392).

Ecology noted in a follow-up Inspection Report dated April 16, 1993 that the investigation of the

property was continuing, but that then current information suggested that the site was not likely being impacted by halogenated hydrocarbon contamination. PAH and petroleum hydrocarbon contamination in site soils and groundwater was noted to still be present, however (CACI HFALBM3IR041693). In a June 29, 1993 memo from Dave Smith of Ecology, it was noted that sampling of the Albers property in connection with attempts to characterize the Morris/Pacific Coast Oil property revealed what appeared to be widespread petroleum hydrocarbon and PAH contamination in site soils in the vicinity (PRC HFPPCS3MEMO062993).

Ecology's Milestone 1 Report for the Head of the Thea Foss Waterway lists the property as a probable (List 2) source of contamination to the waterway (CACI HFMILE3SCR060193). Bank sediments sampled as part of the Round 2 Data Evaluation revealed HPAH concentrations with exceedance ratios between 2.07 and 4.78. Exceedance ratios for LPAHs ranged from 1.12 to 4.16 (CACI F/WOEPA1TR042997).

1933 Dock Street (30)

- Party owns property abutting the Head of Thea Foss Waterway, where a previous owner/tenant operated a furniture manufacturing facility.
- Phenols in excess of SQOs have been documented in site soils.
- Pathways include storm water runoff and groundwater seepage.

The City of Tacoma purchased this property from Dock Street Partners in December of 1996. Previous operations at this location, beginning in 1899, include Northwest Woodenware, Harmon Cabinets, and Brandrud Furniture. According to the City in its 1997 104(e) Response, the building at this location burned in 1994 (CACI F/WOTACO3RIR030797). The first complaint documented in the file concerning possible phenol contamination at the property occurred in May of 1986. The complaint was anonymous, was reported to the Tacoma-Pierce County Health Dept., and alleged that phenolic wastes had been dumped from the Harmon operation. Subsequent sampling of soil at the property revealed a concentration of 3.15 ug/g dry weight total phenol, which is significantly higher than the SQO for phenol of 420 ug/kg (PTI HFHARI3LTR050686). In September 1992, Ecology collected a water sample from a pond situated beneath the former Harmon Cabinets building to determine whether sediments could be carried to the waterway during normal tidal conditions. Although acetone was detected at a concentration of 27 ug/kg, no phenols were detected and Ecology concluded that the pond was not a likely current source of contaminants to the waterway (CACI HFHARI3MEMO041594). Ecology advised the City of Tacoma in September of 1995, prior to the City's purchase of the property, that the property was designated as a MTCA cleanup site, although it was noted that preliminary data suggested that groundwater at the site did not appear to have been impacted by the soils contamination. Ecology also indicated that the site did not appear to be an ongoing source of contaminants to the waterway (CACI HFHARI3LTR091995).

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2101 Dock Street (31)

- Party owns property abutting the Head of Thea Foss Waterway, where a previous owners/tenants operated a coal storage and distribution facility.
- PAH, TPH, metals, pesticides, and BEP in excess of SQOs have been documented in site soils.
- Groundwater seeps are pathways to the waterway.
- Property is within the boundaries of the Tacoma Coal Gasification Site.

The City of Tacoma purchased the property at 2101 Dock Street from Burlington Northern subsidiary Glacier Park Company (currently known as Burlington Resources) in 1991. The property had been used as a coal storage site by Pacific Coast Coal Co. beginning in approximately 1912. The *Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA* (Parametrix - October, 1994) indicates that PAH, TPH, and metals are known contaminants at this location, and that groundwater seepage is a pathway to the waterway at this site. The maximum observed contamination concentration was for TPH at approximately 1,300 mg/kg. Ecology designated the site as a major source of contaminants to the waterway, and by 1994 had begun the process of an investigation under a MTCA Agreed Order relating to the former Tacoma Coal Gasification Site (CACI F/WOTACO5TR101994). Bison Engineering indicated in its December 1990 Phase II Environmental Report that high levels of fuel hydrocarbons (in excess of 1,300 ppm) were detected in site soils (CACI M/HFBURL7PASI121490). Black and Veatch's *Area-Wide Feasibility Study and Phase I Remedial Investigation* indicates that this site lies within the northernmost portion of the former Coal Gasification Site (CACI FTACO7RIFS040194).

The Round 2 Data Evaluation Report indicates surface that sediments sampled from approximately 200 feet offshore of the former Pacific Coast Coal site contained HPAHs with exceedance ratios ranging from 1.39 to 3.70. Exceedance ratios for LPAHs from the same sampling location were between 1.01 and 2.33. Metals (lead, mercury, and zinc) ranged from 1.09 to 1.58, and the exceedance ratios for pesticides and PCBs were 2.25 and 4.20, respectively. Exceedance ratios for phthalates ranged from 1.44 (butyl benzyl phthalate) to 10.0 (BEP). Bank sediments analyzed as part of the Round 2 Data Evaluation revealed SQO exceedances with the following exceedance ratios:1.17; 1.32 to 7.38 for metals (copper and lead, respectively); 1.07 for pesticides (4,4'-DDD); 5.20 for PCBs; 1.77 for BEP; and 2.64 for semivolatiles (hexachlorobenzene) (CACI F/WOEPA1TR042997).

2115 Dock Street (32)

- Party owns property abutting the Head of Thea Foss Waterway.

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- Property is within the boundaries of the Tacoma Coal Gasification Site.
- PAH, TPH, PCP, and metals contamination of soils has been documented.
- Groundwater seeps are pathways to the waterway.

The City of Tacoma purchased the property at 2115 Dock Street in April of 1982 from Package Service, Inc. (CACI F/WOTACO7RIR030797). For what purpose Package Service used the property is not documented, although the property is within the boundaries of the former Tacoma Coal Gasification Site. PAH, metals, TPH, and PCP are the known contaminants associated with this property. Ecology designated the site as a major source of contaminants to the waterway and by 1994 had begun the process of an investigation under a MTCA Agreed Order relating to the former Tacoma Coal Gasification Site. Groundwater is a pathway to the waterway from this property (CACI F/WOTACO5TR101994).

Bank sediments analyzed as part of the Round 2 Data Evaluation revealed SQO exceedances with the following exceedance ratios:1.71 to 2.94 for HPAHs; 1.32 to 2.40 for LPAHs; 1.02 to 2.10 for metals (lead, mercury and zinc); 1.25 for pesticides (4,4'-DDD); and 3.92 for BEP (CACI F/WOEPA1TR042997)

2200 Block of Dock Street

- Party owns property upland from the Head of the Thea Foss Waterway within the boundaries of the former Coal Gasification Site.
- Total carcinogenic PAH in the area exceeds MTCA cleanup standards.
- Coal tar contaminants have been detected in groundwater, which flows west to east (towards the waterway) under party's property.
- NAPL coal tar contaminants have been detected on party's property.

The City of Tacoma purchased the property in the 2200 Block of Dock Street from Ferrous Financial Services in April of 1982. The property is situated on Block 56 and a portion of Block 22, lying northeasterly of the Burlington Northern Railroad ROW (between the BNRR ROW and the waterway) (CACI F/WOTACO7RIR030797). Black and Veatch Special Projects Corp. (Black and Veatch) conducted an evaluation in 1996 of Block 2200 near the Head of Thea Foss Waterway based on data collected during the Site Characterization Study conducted in 1992 - 1993 and the Pre-Remedial Design Investigation conducted in 1995 - 1996. The concentrations of total carcinogenic polynuclear aromatic hydrocarbons (TCPAH) in soils in the vicinity of monitoring well MW-08 ranged from 23.9 mg/kg to 202.4 mg/kg; the range of TCPAH in the vicinity of monitoring well MW-09 was from 12.1mg/kg to 49.0 mg/kg. TCPAH in groundwater from MW-08 was 4.3 ug/l in 1992 - 1993, and 280 ug/l in 1995 - 1996. TCPAH were not detected in 1992 -

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1993 in MW-09, although in 1995 - 1996, the concentration for TCPAH was 3,900 ug/l. Naphthalene in groundwater ranged from 2,300 ug/l in MW-08 in 1992 - 1993 to 3,400 ug/l in 1995 - 1996. In MW-09, Naphthalene was 2,400 ug/l in 1992 - 1993, and 2,700 ug/l in 1995 - 1996. Naphthalene was detected at a concentration of 8,200 ug/l in groundwater from MW-07 in 1992 - 93, and at 8,500 ug/l in 1995 - 96 sampling. Groundwater from MW-08 had a concentration of 2,300 ug/l in 1992 - 93 sampling, and in 1995 - 96, the concentration was 3,400 ug/l. In MW-09, the concentrations in groundwater were 2,400 ug/l and 2,700 ug/l for sampling in 1992 - 93 and 1995 - 96, respectively. Black and Veatch concluded as a result of their investigation that there are surface and subsurface soils across the site that contain TCPAH exceeding MTCA cleanup standards, and there is a continuous zone of non-aqueous phase liquid (NAPL) and an associated plume of dissolved contaminants (CACI HFTACO7CR043096). Ecology designated the site as a major source of contaminants to the waterway and by 1994 had begun the process of an investigation under a MTCA Agreed Order relating to the former Tacoma Coal Gasification Site. Groundwater is a pathway to the waterway from this property (CACI F/WOTACO5TR101994).

Bank sediments analyzed as part of the Round 2 Data Evaluation revealed SQO exceedances with the following exceedance ratios: HPAHs ranged from 1.24 to 1.81; phthalates (BEP) from 3.46 to 8.46; and semivolatiles (N-nitroso-diphenylamine) at 1.64 (CACI F/WOEPA1TR042997).

1502 East D Street (81, 82)

- Party owns property that abuts the east side of Thea Foss Waterway.
- Lessee/operator has used the property as a parking lot for its shipbuilding and repair facility since 1979.
- PAHs and TPH in excess of MTCA Method B standards have been detected in soil samples.
- Stormwater runoff and direct discharge are pathways to the waterway.

The City of Tacoma purchased the property at 1502 East D Street from Burlington Northern subsidiary Glacier Park Company (currently known as Burlington Resources) in 1991. The property has been used for parking by City of Tacoma lessee J.M. Martinac Shipbuilding (Martinac) since 1979 (CACI F/WOTACO7RIR030797). Martinac presumably leased the property from Glacier Park between 1988 and 1991; the identity of the owner prior to 1988 is unclear from the documents, although the property may have been owned by Burlington Northern Railroad prior to Glacier Park's ownership.

Bison Engineering, Inc., as part of its 1990 environmental review on the City of Tacoma's Thea Foss properties, obtained two soil samples from a depth of three feet and composited them into one sample, which was then analyzed for metals, TPH, and SVOCs. Although metals were not detected at levels greater than MTCA Method B standards, the PAHs benzo(a)anthracene (13.0

ppm), chrysene (8.45 ppm), benzo(b)fluoranthene (5.22 ppm), and benzo(a)pyrene (2.09 ppm) were all detected at levels greater than the Method B standard of 0.14 ppm. The composited sample also contained a TPH concentration of 1,130 ppm (versus the Method B standard of 200 ppm). Bison noted that the compounds phenanthrene, anthracene, and pyrene were "far in excess of the DOE industrial soil limit" (CACI M/HFBURL7PASI121490). EPA, in Appendix G to the Round 2 Data Evaluation, noted exceedances of SQO in bank samples for the compounds PAH, arsenic, copper, zinc, PCBs, BEP, and dibenzofuran. Offshore sediments showed SQO exceedances of PAH, mercury, copper, zinc, DDD, PCB, and BEP BEP (CACI F/WOEPA1SCR070197).

Ecology's Mouth of the Thea Foss Waterway Milestone 1 Report lists the property as a confirmed (List 3) source of problem chemicals to the waterway. Ecology has also characterized the site as a major source of problem chemicals to the waterway (CACI HFECOL3SCR060193).

1616 East D Street (73)

- Party owns property abutting the east side of the Thea Foss Waterway, at which lessee Port of Tacoma sublets the marina improvements to a marina operator.
- TPH and PAH in excess of MTCA B standards have been detected in site soils.
- Stormwater runoff and direct discharge are pathways to the waterway.

The City of Tacoma purchased the property at 1616 East D Street from Burlington Northern subsidiary Glacier Park Company in 1991 (CACI F/WOTACO7RIR030793). The property has been leased by the Port of Tacoma, who sublets the marina improvements on the property to marina operator Condor Group, Inc. Although no releases of contaminants to the waterway have been documented since the Condor Group assumed the operation of the marina in 1996, Ecology has documented numerous failures to implement BMPs in the past during the period of operation of former marina operator Eva Palka and Associates. Many of the items identified by Ecology during the Palka and Associates operation of the marina involved improper handling and disposal of hazardous waste oil, solvents, paint chips and dust from sanding operations, use of the tidal grid area for painting operations, and solid waste management. Numerous spills of used oil in the waste oil containment area have been documented by Ecology, as has discharge to the catch basin of leachate from the dumpster area. It is also documented that the catch basins drain to the City of Tacoma storm drain system, which discharges to the waterway. Contaminants suspected by Ecology as having been released from this site include waste oil, paint, paint chips and dust from boat sanding activities, and leachate from the solid waste dumpster area (PRC HFPORA3IR120392, PRC HFPORA3LTR070693, PRC HFPORA3IR051393, PRC HFPORA3LTR052493, CACI HFPORA3IR060493).

Bison Engineering, in its 1990 Environmental Review, noted fuel hydrocarbons in soil in excess of 900 ppm at the City Marina site (versus the acceptable maximum level of 200 ppm). Raised

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levels of chromium (49.2 ppm) and zinc (34.9 ppm) were also noted in the Bison study (CACI M/HFBURL7PASI121490). EPA, in Appendix G to the Round 2 Data Evaluation, noted exceedances of SQO in bank samples for the compounds HPAH, BEP, and n-nitrosodiphenylamine. Exceedances of SQO in offshore sediments included PAH, mercury, DDD, PCBs, and BEP (CACI F/WOEPA1SCR070197).

Ecology, in its Milestone 1 Report for the Head of the Thea Foss Waterway, listed the City Marina as a confirmed (List 3) source of problem chemicals to the waterway (CACI HFMILE3SCR060193).

Storm Drains

- Party owns a number of storm drains and outfalls that discharge to the Thea Foss and Wheeler-Osgood waterways.

- Effluent from the drains and sediments in the vicinity of the outfalls have contained PAHs, phenol, metals, and other problem chemicals.

The City of Tacoma Sewer Utility owns the public storm drain network that discharges to the Thea Foss and Wheeler-Osgood Waterways. The City's storm drainage system lies either in street right-of-ways or in easements granted for that purpose by private property owners. In some cases, private drainage systems are required to connect private properties to the City's system. The storm drains and outfalls are maintained and cleaned by the City of Tacoma Sewer Utility (PRC HFTACO7RIR052489).

A number of the City's outfalls have been identified by Ecology as confirmed, ongoing sources of contaminants to the Thea Foss and Wheeler-Osgood Waterways: Outfall Nos. 218, 230, 237a, 237b, and 245, which discharge to the Thea Foss Waterway, and Outfall No. 254, which discharges to the Wheeler-Osgood Waterway. The City applied for a NPDES stormwater permit for the outfalls in May 1993 (CACI HFMILE3SCR070193, CACI MFMILE3SCR070193, CACI WOMILE3SCR070193).

Head of Thea Foss Waterway Outfalls

Outfalls 237a and 237b, also known as the Twin 96-ers, are situated at the Head of the Thea Foss Waterway and drain approximately 5,000 acres of upland property. Ecology obtained 16 samples of catch basin sediments between 1986 and 1988 from Outfall No. 237a, the west Twin 96-er. SQO exceedances were noted during this period for zinc, mercury, LPAH, bis-2(ethylhexyl)phthalate (BEP), benzyl butyl phthalate (BBP), 4-methylphenol, dimethylphthalate, and diethylphthalate. SQO exceedances were also noted during dry weather sampling in 1993 for zinc, lead, HPAH, diethylphthalate, and 4-methylphenol. A wet weather sample collected during 1993 showed exceedances of SQOs for zinc, BEP, nickel, diethylphthalate, LPAH, and HPAH. Outfall 237b, the east Twin-96er, showed exceedances of zinc, BEP, nickel, diethylphthalate, LPAHs, and HPAHs during sampling that occurred between 1986 and 1988.

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One sample collected during dry weather in 1993 exceeded the SQO for BEP (CACI HFMILE3SCR071995).

Outfall No. 230, located in front of Johnny's Seafood, showed exceedances of SQOs for copper, zinc, lead, mercury, LPAHs, HPAHs, BEP, and BBP during sampling that occurred between 1986 and 1989. A sample collected during dry weather in 1992 exceeded SQOs for zinc, copper, cadmium, LPAHs, HPAHs, BEP, and BBP. A wet weather sample obtained in 1993 exceeded SQOs for zinc, lead, mercury, HPAHs, BEP, and BBP (CACI HFMILE3SCR071995).

Mouth of Thea Foss Waterway Outfalls

Outfall No. 218, located on the east side of the Thea Foss Waterway near the former Puget Sound Plywood property, drains a number of properties on the northeast side of the waterway. Sampling by Ecology of catch basin sediments south of the Time/Superior Oil site in 1992 revealed a zinc concentration of 908 ppm, which is more than double the SQO of 410 ppm. Phenol, detected at a concentration of 410 ppm, was just under the SQO of 420 ppm. Ecology discovered a potential source of zinc contamination to the outfall in 1993. A pile of boiler ash with a zinc concentration of 1,890 ppm on the former Puget Sound Plywood property was suspected by Ecology of draining precipitation to the storm drain (referenced above) that had elevated concentrations of zinc. The ash pile was removed in September of 1993, one month after Puget Sound Plywood ceased operations at the site (CACI MFECOL3SCR040794).

Wheeler-Osgood Waterway Outfalls

Sampling in 1993 of catch basin sediments nearby Outfall No. 254, located at the Head of the Wheeler-Osgood Waterway revealed exceedances of SQO for zinc and BEP (CACI WOMILE3SCR080395).

**Additional Information:**

705 Dock Street (5, 6)

- Party owns property abutting the Mouth of the Thea Foss Waterway at which former tenant operated a marina and boat maintenance/repair facility.
- Exceedances of PAH and BEP in offshore sediments have been documented.

The City of Tacoma owns property adjacent to the Mouth of the Thea Foss Waterway which was formerly part of the Totem Marine/Totem Boat Haven operation that was present from 1974 until 1993. The site is currently leased by Puget Sound Freight, and is also the location of a maritime museum. Ecology noted in its Milestone 1 Report that the site was a probable (List 2) source of

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problem chemicals to the waterway, although it was Ecology's opinion that the site did not contribute problem chemicals to the waterway (CACI MFMILE3SCR060193). However, EPA, in Appendix G to the Round 2 Data Evaluation, noted exceedances of the SQO for PAH and BEP in offshore sediments (CACI F/WOEPA1SCR070197). Bison Engineering, as part of its 1990 Phase II Site Assessment, observed the location of a former aboveground storage tank on the property. Bison also noted visual evidence of contamination near the walkway on the west side of the building (that resulted from overfill of an outboard marine engine testing tank) (PRC M/HFBURL7PASI121490). The *Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA,* (Parametrix - October, 1994) references TPH and asbestos as known contaminants associated with the property; the maximum observed contaminant concentration is TPH at 5,500 mg/kg (CACI F/WOTACO5TR101994).

821- 831 Dock Street (9)

- Party owns property abutting the Mouth of the Thea Foss Waterway, at which former tenant operated a marina and boat maintenance/repair facility.

- Pathways to the waterway include storm water runoff and direct discharge.

The City of Tacoma owns property adjacent to the Mouth of Thea Foss Waterway, at which Totem Marine/Totem Boat Haven operated a marina and pleasure boat maintenance and repair facility. Totem Marine operated on the site from 1974 until 1993, at which point it moved its operations to a new location on D Street (on the east side of the waterway). The *Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA* (Parametrix - October, 1994) notes that TPH and PAH are the known contaminants associated with the property, although there was insufficient information upon which to base a conclusion that the site contributes problem chemicals to the waterway (CACI F/WOTACO5TR101994). Ecology's Milestone 1 Report indicates that existing information suggests that the site does not contribute problem chemicals to the waterway (CACI MFMILE3SCR060193).

**Outstanding Issues:**

The party file and database contain no documentation regarding historical tenants, activities, and releases of problem chemicals, if any, at the 1025 and 1199 Dock Street properties. The available documentation does not clarify whether the slag and machine shop wastes along the bank at the former Coast Iron site extend northward under the 11th Street Bridge to the 1025 Dock Street property.

The City of Tacoma, in its 1997 104(e) Response, indicates that Pacific Coast Coal and Oil operated at the property at 2101 Dock Street (CACI F/WOTACO7RIR030797). No mention is made of use of this property by Pacific Coast Coal and Oil in the 104(e) Response of former Pacific Coast owner Jack Morris, who responded on behalf of himself and City Waterway

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Enterprises (CACI HFCITY7RIR041197).

EPA issued the City of Tacoma a Supplemental 104(e) Request on August 20, 1998, requesting updated information responsive to all previous 104(e) Requests issued to the City. EPA also requested additional relevant information from the City that may have been inadvertently omitted in previous responses (CACI CBTACO1RFI082098). The information submitted by the City in response to the Supplemental Request is not addressed in the *PRP Status Report for Thea Foss and Wheeler-Osgood Waterways.*

**Corporate History:**

The City of Tacoma claims that the City of Tacoma Department of Public Utilities is administratively and financially independent from the general municipal government (PRC MHTACO7AF040393) and that the Metropolitan Park District of Tacoma is an independent municipal government entity governed by an independently elected park board (PTI HFTACO7RIR052489). For this reason, the two are treated as separate PRPs for the purpose of this report.

**Administrative Actions:**

| Date | Document |
|---|---|
| 8/20/98 | Supplemental 104(e) Request for Information, City of Tacoma - RFI CACI CBTACO1RFI082098: |
| 1/31/97 | 104(e) Request for Information, City of Tacoma - RFI (F/WOTACO1RFI013197) |
| 5/__/93 | Application for NPDES Municipal Stormwater Permit (not documented in the party file) |
| 3/3/93 | Ecology MTCA PLP Notification, City of Tacoma - PLP (PRC HFTACO3PLP030393) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, City of Tacoma (PTI HFTACO1GNL/RFI052489) |

**Description of Documents Related to the City of Tacoma:**

CACI CBTACO1RFI082098: 08/20/98. Catherine Krueger, EPA Region 10. Supplemental

**TACO Tacoma, City of - General Government, continued**

104(e)Request for information to the City of Tacoma. Requests updated info responsive to all previous 104(e) requests and all relevant information not previously submitted. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI CBTACO1RIR102398: 10/23/98. Robert Betcone, Jr., City of Tacoma. Supplemental 104(e)Response from the City of Tacoma. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to the City of Tacoma re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO7LTR052197: 05/21/97. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Transmits documents which show UNOCAL and Exxon operation of oil distribution facilities on the Morris property at 1801, 1811, and 1813 Dock St. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMETP7RIR052197: 05/21/97. Steve Knauer, Director of Planning and Development, Metropolitan Park District of Tacoma. Response of the Metropolitan Park District to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO7RIR030797: 03/07/97. Robert Betcone, Jr., Assistant City Attorney, City of Tacoma. Response of the City of Tacoma to EPA's 1/31/97 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO7LTR022897: 02/28/97. Robert Betcone, Assistant City Attorney, City of Tacoma. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding the City of Tacoma's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWATW7RIR022897: 02/28/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Response of Waterway Properties, Inc. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request

**TACO Tacoma, City of - General Government, continued**

for information regarding the City of Tacoma's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI FTACO7TR122096: 12/20/96. Hart Crowser Earth and Environmental Technologies. Technical Memorandum/Environmental Data Assessment - Thea Foss Upland Properties Cleanup. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO7RIR090596: 09/05/96. Robert Betcone, Assistant City Attorney, City of Tacoma. Supplemental response of the City of Tacoma to EPA's 1989 request for information. Identifies Premier Plastics and Ultra Poly as possible significant sources of BEP to the waterway. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO7CR043096: 04/30/96. Andy Markos, Black and Veatch Special Projects Corp. Sets forth B&V's conclusions with regard to investigation of Block 2200 of Dock Street (near former Coal Gas Site) TCPAH concentrations in both soil and groundwater Document type: Memorandum. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO8NEWS013096: 01/30/96. B. Clements, Tacoma News Tribune. Tacoma News Tribune article titled Tacoma Covets Parcel with Big Cleanup Tag; Land on Thea Foss Waterway Would Cost $200,000 to Buy, $1 Million to Fix Up. Document type: Newspaper article. Enforcement quality: Unknown.

CACI HFMILE3SCR071995: 07/19/95. Dave Smith, Ecology. Source Control Status Report for Head of Thea Foss Waterway, Milestone 2. Lists 5 major sources of contaminants to the waterway: J.M. Martinac, Tacoma Coal Gas Site, and Outfalls 230, 237a, and 237b. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFTACO1LTR061995: 06/19/95. L. Houck, EPA. Re the City of Tacoma's offer to assist EPA in its effort to identify PRPs associated with contamination of Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO7LTR060895: 06/08/95. R. Betcone, Assistant City Attorney, City of Tacoma. Articulates an offer by the City of Tacoma to assist EPA and/or coordinate with P. Contreras in EPA's effort to identify PRPs associated with contamination in the Foss Waterway Operable Unit. Document type: Letter. Enforcement quality: Documents from agencies/agents.

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CACI F/WOTACO3LTR051595: 05/15/95. L. Cohen, EPA. Re Thea Foss and Wheeler-Osgood AOC. Provides EPA approval for Round 2 Habitat Survey as proposed by City of Tacoma. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO7CAP032295: 03/22/95. W. Pugh, Director, Public Works Dept, City of Tacoma. Proposal for the Adoption of Existing Environmental Documents into the current proposal for environmental remediation of contaminated soils on the west side of Thea Foss Waterway (between south 15th Street and SR-509 Freeway ROW. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP7LTR012795: 01/27/95. R. Markworth, Mgr Environmental Site Remediation, Union Pacific Railroad Co. Transmits report prepared by AGI Technologies describing Union Pacific's current understanding of Railroad property conditions near Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO3LTR062195: 06/21/95. M. Coleman, Ecology. Advises that Parcel 1A does not appear to be a potential MTCA cleanup site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO3TR060189: 06/01/95. Parametrix, Inc. City Waterway Environmental Review. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI MFMETP7LTR112294: 11/22/94. Yip Chun, Philip Spadaro, Hart Crowser, Inc. Transmits sampling and analysis results for Northwest Point Park soil/sediment characterization. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO5TR101994: 10/19/94. City of Tacoma. Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPORA3IR092394: 09/23/94. J. Mercuri, Ecology. Re reinspection of City Marina site. Many problems cited during 8/12/94 inspection have been resolved and City Marina appears to be complying with Ecology's requests. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3LTR070794: 07/03/94. J. Mercuri, Ecology. Letter to City Marina and Port of Tacoma re 6/22/94 inspection conducted at City Marina, a report of which is attached. Cites specific areas in need of attention and advises of date of reinspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFECOL3SCR041394: 04/13/94. Dave Smith, Ecology. Source Control Milestone 3 Report for the Mouth of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

**TACO Tacoma, City of - General Government, continued**

CACI FTACO7RIFS040194: 04/01/94. Black and Veatch Waste Science and Technology Corp. Area Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway. Document type: Remedial Investigation/Feasibility Study. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO3MEMO021094: 02/10/94. J. Mercuri, Ecology. Memo to file re status of contamination at Tacoma Steam Plant No. 1. Both upper and lower bank sediment samples contained exceedances of SQO for mercury; stack samples exceed SQO for lead and cadmium. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO1LTR011294: 01/12/94. Carol Rushin, Chief, Superfund Remedial Branch. Letter to Ray Corpuz, City of Tacoma Manager, confirming understanding with the City re issues related to the RD/RA for the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3AGO102893: 10/28/93. Dept. of Ecology. Agreed Order No. DE 93TC-S166 between the City of Tacoma, Washington DOT, Washington Natural Gas, Pacificorp, Advance Ross Corp and Waterway Properties, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI HFTACU5LTR101193: 10/11/93. Judith Lorbeir, Environmental Coordinator, City of Tacoma. Transmits documents that show the City of Tacoma General Government and Tacoma Public Utilities being treated by the Federal Courts as separate and distinct Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFFLUC7LTR101193: 10/11/93. B. Jones, counsel to City of Tacoma. Letter to Fluor Corp counsel re City of Tacoma's addition of Fluor to City's list of PRPs for Thea Foss/Wheeler-Osgood Waterways. Attached pleadings included. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCOAI7LTR091793: 09/17/93. R. Rowan, Dolack Hansler Firm, on behalf of Jesse Engineering. In response to 8/24/93 letter from the City of Tacoma, advises that Jesse Engineering has no affiliaton whatsoever with Coast Iron & Machine Works. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO5ECDN090293: 09/02/93. City of Tacoma Planning Department. Determination of SEPA non-significance for remediation and redevelopment of property at 1801 and 1811 Dock St; proposal includes excavation of 6,000-7,000 sq ft of petroleum contamination. Document type: Enviro Chklist/Determ. non-significance. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO5PA090293: 09/02/93. City of Tacoma. Application for Shoreline Substantial

**TACO Tacoma, City of - General Government, continued**

Development Permit No. 141.558 to remediate soils at 1811-1821 Dock St; city will demolish existing buildings and remediate (excavate) soil hotspots. Document type: Permit Application. Enforcement quality: Documents supplied by PRPs/agents.

PRC MHTACO7LTR092093: 09/20/93. Glenna Bradley-House, Senior Assistant City Attorney, City of Tacoma. Letter re: City's position and understanding of minor PRP group settlement offer. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO7ECDN090293: 09/02/93. City of Tacoma Planning Department. Determination of SEPA non-significance for remediation and redevelopment of the 1801-1811 Dock St. property; notes petroleum oil, PAHs, lead. Document type: Environmental Complaint. Enforcement quality: Documents supplied by PRPs/agents.

PRC GFTACO1CR070993: 07/09/93. ICF Technology, Inc. Bimonthly system activities report for groundwater extraction and carbon adsorption treatment system - well 12A. Document type: Contractor report. Enforcement quality: Standard reference documents.

PRC HFPORA3LTR070693: 07/06/93. Stephens, WDOE Inspector. Letter concerning 06/04/93 inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HF/WOTACO3SR070693: 07/06/93. Washington Department of Ecology. Foss Waterway storm drains sediment analysis results for twin 96-ers, WO drain 254, drains 214, 218, 225, 235, 243, 245 (cadmium, copper, mercury, nickel, lead, zinc, HPAH, LPAH). Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFPORA3IR060493: 06/04/93. Sandra Stephens, Ecology. UBAT Inspection Report for City Marina/Port of Tacoma. Catch basins drain to waterway, and waste oil containment area has 14 inches of waste oil sitting at bottom of bermed area. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOTACO3MEMO060193: 06/01/93. Washington Department of Ecology. UBAT memo screening for sources of pollutants on Thea Foss and Wheeler-Osgood Waterways. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3LTR052493: 05/24/93. Stephens, WDOE Inspector. Compliance letter concerning BMP plan and 05/13/93 inspection. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFPORA3IR051393: 05/13/93. Stephens, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFTACO3PLP030393: 03/03/93. Washington Department of Ecology. PLP notification

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letter to the City of Tacoma. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3MR020893: 02/08/93. M. Coleman, Ecology. Summary of meeting with PLPs for Tacoma Coal Gasification Site. Document type: Meeting Record (Minutes). Enforcement quality: Documents from agencies/agents.

CACI HFCOAI3MEMO012993: 01/29/93. M. Coleman, Ecology. Recommends addition of Atlas Foundry/Coast Iron Works sites to List 3, Thea Foss source control. Foundry slag and turnings wastes are noted as are high concentrations of priority pollutant metals. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFCOAI3SR012993: 01/29/93. Ecology. Memo recommending listing of Atlas Foundry/Coast Iron sites in milestone; includes sampling results for fill. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO012793: 01/27/93. Dept of Ecology. Tentative Agenda for Tacoma Coal Gasification Site investigation and remediation of contamination affecting upland soils and groundwater and Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI MITACO3IR012793: 01/27/93. Ecology. UBAT Inspection Report for City of Tacoma, MI-200 Storm Drain. Suspected contaminants include metals, PAHs. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFADVR3LTR122192: 12/21/92. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFTOTS3IR121692: 12/16/92. Mercuri, Coleman, Inspectors, Washington Department of Ecology. UBAT Inspection Report; catch basins in parking lot; all work on boats done inside building, no boats are washed; no current sources of problem chemical rel Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFBURL5PASI121492: 12/14/92. Bison Engineering, Inc. Phase II environmental site investigations of several Glacier Park properties for sale to the City of Tacoma; includes PAH, metal, TPH soil sampling (20,640 mg/kg HPAH). Document type: Preliminary Assessment/Site Investig. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFPORA3IR120392: 12/03/92. Mercuri, WDOE Inspector. UBAT Inspection Report for City Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

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PRC MFTACO3IR111392: 11/13/92. Washington Department of Ecology. UBAT inspection of Tacoma Municipal Dock building; empty, formerly grain warehouse; no suspected releases from facility; however, foundry slag at south end of property along bank, down to and into the water. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWASD1LTR093092: 09/30/92. Lori Cohen, Superfund Site Manager, EPA. Response to Ecology's Technical Memorandum for the Tacoma Spur Coal Gasification Facility - Head of the Thea Foss Waterway, CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO8NEWS091502: 09/15/92. Seyed M. Mohammadi, PhD, PE. Journal articled titled Coal Tars Pose Cleanup Challenge. Document type: Newspaper article. Enforcement quality: Unknown.

CACI HFTACO8SR010187: 05/06/92. Unknown. Volatile Organics Analysis Data Sheet for Tacoma Spur sediments. Methylene Chloride, Toulene, Ethylbenzene and Xylene appear to ecxeed SQO. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

PRC HFPACZ5SAR121891: 12/18/91. B&V Waste Science and Technology Corp. for City of Tacoma Department of Public Works. Environmental Site Assessment Report for Package Services Inc. 1821 Dock Street. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO6SR021191: 02/11/91. Unidentified, AmTest, Inc. for TPCHD. Water quality sampling results from storm drains in Foss Waterway. Document type: Sampling results. Enforcement quality: Unknown.

CACI M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Thea Foss Waterway properties owned by Burlington Northern subsidiary Glacier Park Co. Concludes that hydrocarbons are present at high levels at many properties. Document type: Preliminary Assessment/Site Investig. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTOTS7RIR041890: 04/18/90. Totem Marine Services. Response to request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PRC F/WOTACO3TR030090: 03/01/90. Ecology (Dale Norton). Use of sediment traps to monitor contaminant flux to City Waterway sediments: interim report. Document type: Technical

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report. Enforcement quality: Documents from agencies/agents.

PTI MFTOTS1RFI012990: 01/29/90. Lynne Kershner, Assistant Site Manager, EPA Region 10. Certified letter to Mr. LR Westgard, Totem Boat Haven, regarding GNL. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

CACI HFTACU7LTR052489: 05/24/89. G.S. Karavitas, Assistant City Attorney, City of Tacoma. Confirms understanding reached at a 5/22/89 meeting re Tacoma Public Utilities' input to the response to the request for information sent to the City of Tacoma. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD8PSA050589: 05/05/89. Hart Crowser & Associates. Preliminary Examination of Potential Sources of Contamination to the Head of Thea Foss Waterway - Former Coal Gasification Facility, SR 705 Spur Site, and Upland Storm Runoff. Document type: Contractor report. Enforcement quality: Undocumented data from any source.

PTI HFTACO1GNL/RFI042489: 04/24/89. EPA, Region 10. General Notice Letter and 104(e) Request for Information to the City of Tacoma, General Government. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFTACU7TR062488: 06/24/88. Tacoma Pierce County Health Dept. Final Report - Preliminary Environmental Assessment of the Surplus Steam Plant No. 1 Site. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC F/WOTACO5IR040087: 04/01/87. City of Tacoma. Inspections of several businesses within Tacoma storm drain system; these businesses are not believed to contribute contamination to F/WO waterways through storm sewer system. Document type: Inspection Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC F/WOTACO5IR012787: 01/27/87. City of Tacoma. Inspections of several businesses within Tacoma storm drain system; these businesses are not believed to contribute contamination to F/WO waterways through storm sewer system. Document type: Inspection Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO3MEMO062086: 06/20/86. Dom Reale, Washington Department of Ecology. Memorandum to files regarding Dock Street sites (Waterway Village); notes PAHs. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFTACO3SR050986: 05/09/86. Washington Department of Ecology. Olympia

**TACO Tacoma, City of - General Government, continued**

Environmental Laboratory data summary for COD and TOC samples from Twin 98" outfall to City Waterway. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

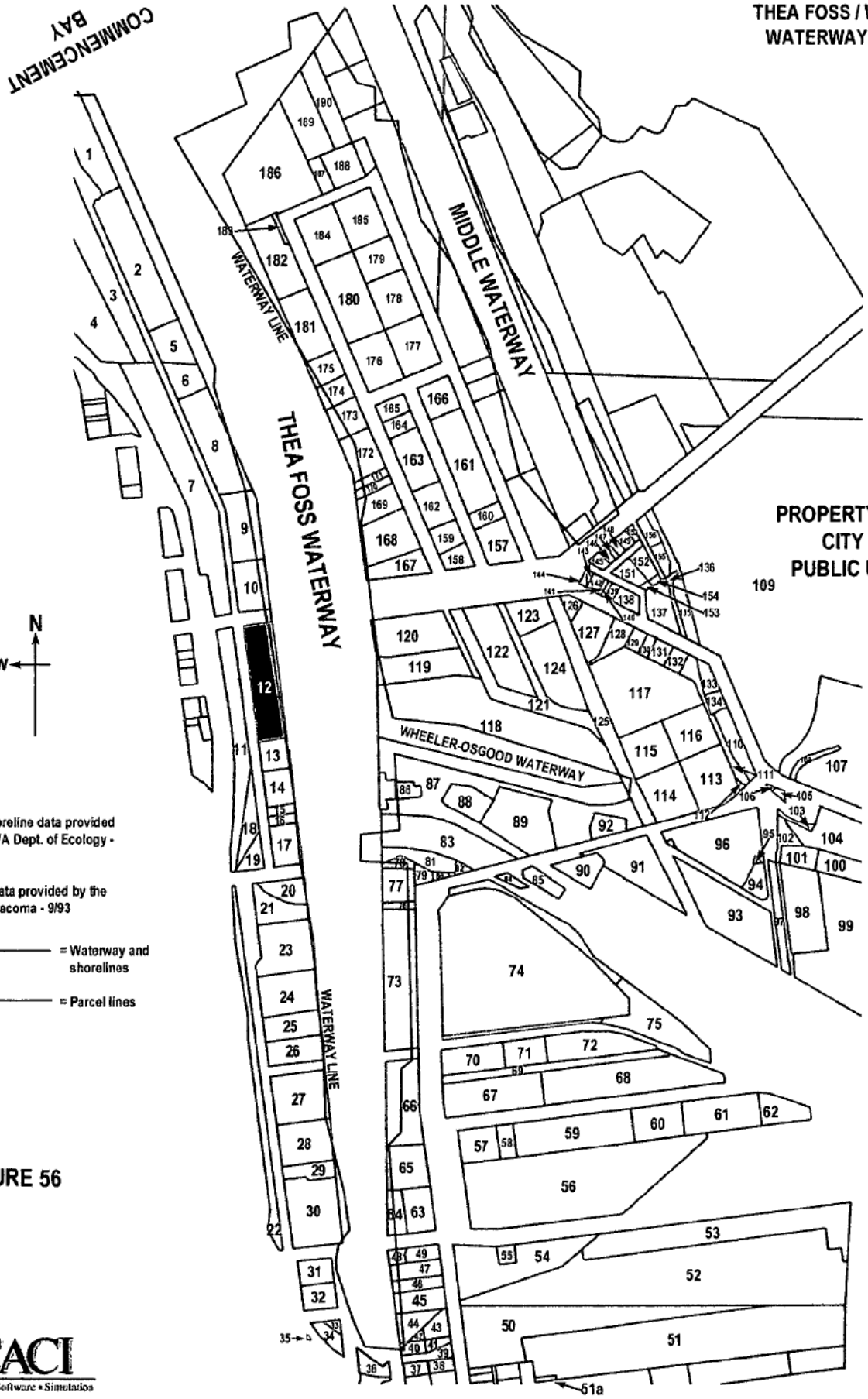
PRC HFTACO9MAP031186: 03/11/86. Roberta P. Feins, Data Manager, TetraTech, Inc. Letter to Ecology regarding City of Tacoma storm drains (CN-237, C5-237, CI-230, MD-200, SI-172, CW-254); includes maps and tables. Document type: Map. Enforcement quality: Unknown.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

PRC HFTACU3IR000000: 01/01/01. Washington Department of Ecology. UBAT inspection summary for 1141 Dock Street; notes vacant address; suspect petroleum hydrocarbons, PAHs, mercury. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




PROPERTY OWNED BY THE CITY OF TACOMA PUBLIC UTILITIES DEPT.

DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 56

CACI
Systems • Software • Simulation

**TACU Tacoma, City of - Dept. of Public Utilities, continued**

**Party address:**

3628 South 35th Street
P.O. Box 11007
Tacoma, WA 98411
(253) 593-8348

**Contact persons:**

Attorney

G.S. Karavitis
Assistant City Attorney
City of Tacoma Department of Public Utilities
3628 South 35th Street
P.O. Box 11007
Tacoma, WA 98411
(253) 593-8348

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1141 Dock Street** (12) | | | |
| 8950001960 | City of Tacoma | O | 1988 - Present |
| | City of Tacoma Public Utilities Dept. | O/T | 1941 - 1988 |
| | City of Tacoma Public Utilities Dept. | T | 1922 - 1941 |
| | City of Tacoma | O | 1922 - 1941 |

## TACU Tacoma, City of - Dept. of Public Utilities, continued

**Summary of Evidence:**

- Party operated a steam electric plant on property abutting the Head of the Thea Foss Waterway.
- Cooling water and solid debris were discharged directly to the waterway.
- Oil and grease and problem chemical metals were detected in sediment samples near the discharge points.

In 1922, Tacoma Public Utilities (TPU) constructed Steam Plant No. 1 on property owned by the City of Tacoma General Government abutting the Head of the Thea Foss Waterway. TPU operated the plant on the property from 1922 until 1941, at which point TPU purchased the property from the City of Tacoma. The plant burned Bunker C oil and wood to supply power to the City of Tacoma during periods of peak demand. Steam Plant No. 1 was also used to supplement steam to Consumer Central Heating, which operated on the adjacent property to the south. According to former employees, Steam Plant No. 1 was used approximately two years during its entire period of operation. The plant was last run during a test in 1968, and in 1982, an inspection was conducted by the Tacoma Dept. of Public Works, Building Division, who classified the steam plant as a dangerous building as defined by Ordinance No. 15742. The plant was condemned and closed in 1982, and was destroyed in 1988 (CACI HFTACU7RIR072489, CACI HFTACU7RIR040197).

At least two pathways for releases of problem chemicals to the waterway are documented for this facility. First, boiler blowdown was likely discharged directly to the waterway. The content of the blowdown would have included scaling solids like sodium and calcium carbonates and boiler treatment chemicals such as caustic soda (sodium hydroxide) and sulfites. Although the boiler blowdown was never known to have been sampled, it would likely have had a high pH from the caustic soda. Second, solid debris and other wastes, such as floor sweepings from the machine maintenance room, were reportedly swept through trap doors in the floor of the building directly into the waterway. There were two trap doors in the floors of Rooms A and C (on the east or waterway side of the building) that opened onto the intertidal area beneath the building (CACI HFTACU7RIR040197).

There were three possible sources of or pathways for contaminants to the waterway in the upland and intertidal areas of the property. TPU referenced in its 1997 104(e) Response a pile of material located upland from the waterway, corresponding to one of the trap doors, which contained an elevated level of mercury from an unknown source. Also referenced was a lump of inert material consisting of metal shavings in the intertidal area in a location corresponding to one of the trap doors. Lastly, a drum-sized piece of "ash like substance" was also observed in the intertidal area. The Washington Dept. of Ecology (Ecology) requested that the City of Tacoma (the City), the current owner of the property, remove both the metallic lump and the ash like substance. The City has indicated that it will address removal of these materials, both the blob and the ash like

substance, during the sediment removal portion of the waterway remediation (CACI HFTACU7RIR040197).

Although the property is assumed to have sloped so that drainage was to the waterway, the Steam Plant occupied 100 percent of the site property. Thus, no rain water came in contact with the ground but rather was conducted from the site through the gutter/rainwater system (CACI HFTACU7RIR040197).

Before the plant was demolished in 1988, the Tacoma Pierce County Health Dept. (TPCHD) conducted an environmental assessment of the property in which several composite samples of the facility floors, soils, and sediments in the waterway were analyzed for oil and grease, PAHs, PCBs, and metals. Samples were generally collected wherever oils and solvents were used and/or stored, at identified locations of waste discharge, at areas with visual signs of contamination, and where containers holding possible harmful or unknown materials were found. Samples of waterway sediments beneath the trap door from Room A contained oil and grease (2,680 mg/kg) and mercury (120.0 mg/kg). Samples beneath the trap door from Room C showed the same concentration for oil and grease (2,680 mg/kg); no results are listed for priority pollutant metals for this location. A composite soil sample from outside the northeast corner of the building showed concentrations of oil and grease (433 mg/kg) and mercury (0.64 mg/kg). A composite soil sample from outside the east side of the building in or near the waterway revealed the same concentration for oil and grease (433 mg/kg). A composite sample of soil below the location of the deck of the facility showed oil and grease (408 mg/kg). PCBs were detected on cement floor surfaces at concentrations between 1.1 and 1.9 mg/kg. Section V of the Report, Limitations, notes that a limited number of contaminants were screened for, specifically those thought to be associated with the historical usage of the property. It was also noted that there may have been other contaminants present on the site that were not screened for, and that there may have been high concentrations of contaminants in areas of the site that were not sampled. The report concluded that, based on the results of the limited environmental assessment that had been performed, the demolition of the Steam Plant No. 1 presented a minimal threat to public health and the environment (CACI HFTACU7TR062488).

At the time of the property transfer in 1988, TPU believed that two underground oil storage tanks remained on the property just north of the Steam Plant. The City of Tacoma had these storage tanks removed in 1989 or 1990. TPU demolished the building as part of the agreement to return the property to the City General Government. The demolition contractor placed 670 tons of clean fill on the site after the demolition to bring it up to grade (CACI HFTACU7RIR040197).

In an undated UBAT Inspection Summary, Ecology Inspector Marv Coleman indicated that the above conclusion drawn by TPCHD in their June 1988 Final Report referenced above was based only on sampling and testing of materials to determine if they exceeded Washington State Dangerous Waste levels. Coleman also pointed out that some of the sampling locations that exhibited "hits" were in what appears to be the intertidal zone, and that the Report does not address whether subsequent cleanup of the contaminants was performed or whether verification

**TACU Tacoma, City of - Dept. of Public Utilities, continued**

sampling was done. Lastly, Coleman identified three locations which will be of concern in assessing the current status of the property: a sub grade tunnel containing pipes that discharged to the waterway; the approximate location where two trap doors had previously existed and through which various materials had been discarded over the years; and a "large pile of unknown material, approximately nine feet tall . . . located in the City Waterway" (CACI HFTACU3IR010190)[35].

In November of 1993, Russell Post of TPU transmitted to Ecology Inspector Joyce Mercuri the results of soil sampling conducted by TPU in October of the same year. He also included the results of sampling conducted by Ecology in June of 1993. The samples obtained by Ecology in June were taken from area in the vicinity of the trap door from Room A (near the pile of unknown material)and revealed exceedances of the SQO for cadmium (6.5 mg/kg) and lead (658.1). Samples obtained by TPU in October were taken from a location approximately 15 feet south of the location of the June sampling, in the intertidal zone, near the southwest corner of the former Steam Plant. The October samples, which were analyzed for priority metals arsenic, copper, lead, mercury, and zinc, were all non-detects at the following Practical Quantitation Limits: arsenic (2.5 mg/kg); copper (0.62 mg/kg); lead (1.2 mg/kg); mercury (0.10); and zinc (0.50) (CACI HFTACU7LTR111593).

Mercuri, in a February 10, 1994 Memorandum, noted that levels of mercury above the CB/NT SQO, ranging from 0.64 mg/kg to 120 mg/kg, were found in several additional areas of the former Steam Plant, including boiler ash found in two locations of the first floor of the plant (2.08 and 7.6 mg/kg), two locations of the floor drains between the boilers and the shop area (10.4 and 14.4 mg/kg), and in a composite of concrete chips and pipe material from the tunnel where steam and water were discharged from the plant (27.8 mg/kg). Mercuri indicated that the high level of mercury associated with the trap door beneath Room A (120 mg/kg) was of particular concern because levels of mercury in nearby sediment traps in the Thea Foss Waterway were found to have nearly doubled since 1988. Mercuri indicates that the sampling results from nearby sediment traps are not necessarily conclusive because the traps are also in the vicinity of the 15th Street drain No. 230, which is known to carry elevated levels of mercury in stormwater. To determine whether the former Steam Plant Site is an ongoing source of mercury to the waterway, Mercuri and Russell Post of TPU attempted to locate the place from which the 120 mg/kg sample had been taken (Sample No. 13) in 1988, but identification of the exact location was not possible. In lieu of sampling in the exact location of Sample No. 13 in 1988, Mercuri sampled in two locations closer to the bank at the north end of the site. The upper bank sample had a mercury concentration of 0.83 mg/kg, while the sample from the lower bank revealed a concentration of 0.66 mg/kg. Both samples exceeded the CB/NT SQO of 0.59 mg/kg. Samples obtained by Post on the same day revealed mercury concentrations that did not exceed the SQO. Mercuri concluded that based on the available information, it did not appear as though the site was contributing significant amounts of mercury to the waterway, although she added that in was possible that mercury contamination was present beneath the backfill below the location of the

[35]The date on this document was estimated based on conversations with Dept. of Ecology.

**TACU Tacoma, City of - Dept. of Public Utilities, continued**

trap door from Room A (CACI HFTACU3MEMO021094).

In a June 14, 1994 Memorandum to the Steam Plant No. 1 file, Mercuri described her observation on April 28, 1994 of a significant flow (approximately 5 gpm) emanating from a discharge point near the bank below the former Steam Plant. A water sample from the flow did not exceed either the marine or acute water quality standards, although a composite sediment sample obtained near the discharge point contained a concentration of nearly twice the SQO (1.44 mg/kg) for mercury. Mercuri speculated that the source of the mercury may have been a "bluff" of fill material known to contain elevated levels of mercury at the adjacent property to the south (the Investco Site) or from the location of the trap door of the former Steam Plant. Two other samples obtained on April 28 contained slightly elevated levels of mercury (CACI HFTACU3MEMO061494).

Additional sampling was conducted by Ecology in March of 1995 along the shoreline near the north side of the site and at the base of the metallic "stack," which is located half way between the two remaining outfall structures at the site. Both samples were analyzed for priority pollutant metals, mercury, and PCBs. A third sample was a brick believed to have come from the smoke stack from the former Steam Plant. Neither the bank samples or brick exceeded SQOs, for priority pollutant metals, and the results of the PCB samples were inconclusive because high detection limits resulted in an undet4ected amount which was higher than the SQO (CACI HFTACU3MEMO051596).

Bank sediments analyzed as part of the Round 2 Data Evaluation revealed SQO exceedances of HPAHs with an exceedance ratio of 1.08 and LPAHs with a ratio of 1.47. Metals, specifically mercury, had an exceedance ratio of 4.75 (CACI F/WOEPA1TR042997).

**Outstanding Issues:**

Information about TPU's involvement, if any, with the coal gasification plant has never been specifically requested. However, neither TPU nor any of the PRPs associated with the coal gas site has indicated that TPU has a connection with the site.

**Corporate History:**

The City of Tacoma General Government claims that the City's Charter provides for absolute segregation of Utility and General Government funds. The City has provided EPA with documents that show that the City and Tacoma Public Utilities were treated as separate and distinct parties for purposes of *de minimus* settlement in the Tar Pits remediation under CERCLA (CACI HFTACU5LTR101193).

**Administrative Actions:**

**TACU Tacoma, City of - Dept. of Public Utilities, continued**

| Date | Document |
|---|---|
| 1/31/97 | Follow-up 104(e) Request for Information, City of Tacoma Dept. of Public Utilities - RFI (CACI HFTACU7RIR013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, City of Tacoma PUD - GNL/RFI (PTI MHTACU1RIR042489) |

**Descriptions of Documents Related to Tacoma, City of - Public Utilities Dept.:**

CACI HFTACU1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to the City of Tacoma Dept. of Public Utilities re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACU7RIR040197: 04/01/97. G.S. Karavitis, Senior Assistant City Attorney, City of Tacoma. Response of City of Tacoma Dept. of Public Utilities to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFTACU1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Tacoma Public Utilities' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACU7LTR022897: 02/22/97. G.S. Karavatis, Sr. Assistant City Attorney, City of Tacoma. Request on behalf of the Tacoma Dept. of Public Utilities for extension of time in which to respond to 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACU1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the City of Tacoma Dept. of Public Utilities' activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFTACU3MEMO061494: 06/14/94. Joyce Mercuri, Ecology. Memo to Steam Plant No.

**TACU Tacoma, City of - Dept. of Public Utilities, continued**

1 file re 4/28/94 sampling. Sediment sample obtained from bank beneath former Steam Plant contains mercury concentration nearly double SQO. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFTACU3MEMO021094: 02/10/94. Joyce Mercuri, Ecology. Memo to Steam Plant No. 1 file re 8/18/93 sampling. Notes SQO exceedances for mercury in upper and lower bank locations (0.83 and 0.66 ug/kg). Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFTACU5LTR101193: 10/11/93. Judith Lorbeir, Environmental Coordinator, City of Tacoma. Transmits documents that show the City of Tacoma General Government and Tacoma Public Utilities being treated by the Federal Courts as separate and distinct parties. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACU7RIR082691: 08/26/91. G.S. Karavitas, Assistant City Attorney, City of Tacoma. Response of City of Tacoma Dept. of Public Utilities to EPA's 7/1/91 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACU3IR010190: 01/01/90. Marv Coleman, Ecology. UBAT Inspection Report re former Steam Plant No. 1 site. Identifies three locations of particular concern in assessing currant status of property. A analytical data indicates elevated levels of oil/grease, mercury, and PCBs in several locations in. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFTACU7RIR072489: 07/24/89. G.S. Karavatis, Assistant City Attorney, City of Tacoma. Response from City of Tacoma Dept. of Public Utilities to 104(e) Request for Information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACU7LTR052489: 05/24/89. G.S. Karavitas, Assistant City Attorney, City of Tacoma. Confirms understanding reached at a 5/22/89 meeting re Tacoma Public Utilities' input to the response to the request for information sent to the City of Tacoma. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACU1MR052289A: 05/22/89. Mike Stoner, EPA Region 10. Notes re meeting with Assistant City Attorney G.S. Karavitas, who will respond on behalf of Tacoma City Light and Power to EPA's request for information. Document type: Meeting Record (Minutes). Enforcement quality: Documents from agencies/agents.

CACI HFTACU1MR052289: 05/22/89. Mike Stoner, EPA Region 10. Notes re meeting at Tacoma Sewer Utilities. Public Works and Public Utilities will respond separately to EPA's request for information. Document type: Meeting Record (Minutes). Enforcement quality: Documents from

**TACU Tacoma, City of - Dept. of Public Utilities, continued**

agencies/agents.

CACI HFTACU1TCR050989: 05/09/89. Mike Stoner, EPA Region 10. Re Tacoma Public Utilities' response to EPA's request for information. Response will be coordinated among Public Works, Sewer Utilities, Power and Light, General Govt. and Fire Depts. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFTACU1TCR050989A: 05/09/89. Lynne Kershner, EPA Region 10. Re request from Attorney Dennis Harlow for list of substances. Lynne Kershner of EPA sent 40 CFR parts 117 and 302. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFTACU1LTR050889: 05/08/89. Mike Stoner, EPA Region 10. Advises of a change in schedule for the CB/NT informational meeting. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACU7TR062488: 06/24/88. Tacoma Pierce County Health Dept. Final Report - Preliminary Environmental Assessment of the Surplus Steam Plant No. 1 Site. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACU3IR000000: 01/01/01. Ecology. UBAT inspection summary for 1141 Dock Street; notes vacant address; suspect petroleum hydrocarbons, PAHs, mercury. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CONFIDENTIAL/ENFORCEMENT SENS

THEA FOSS / WHEELER-OSGO
WATERWAY PROBLEM AREA
PRP PROPERTI

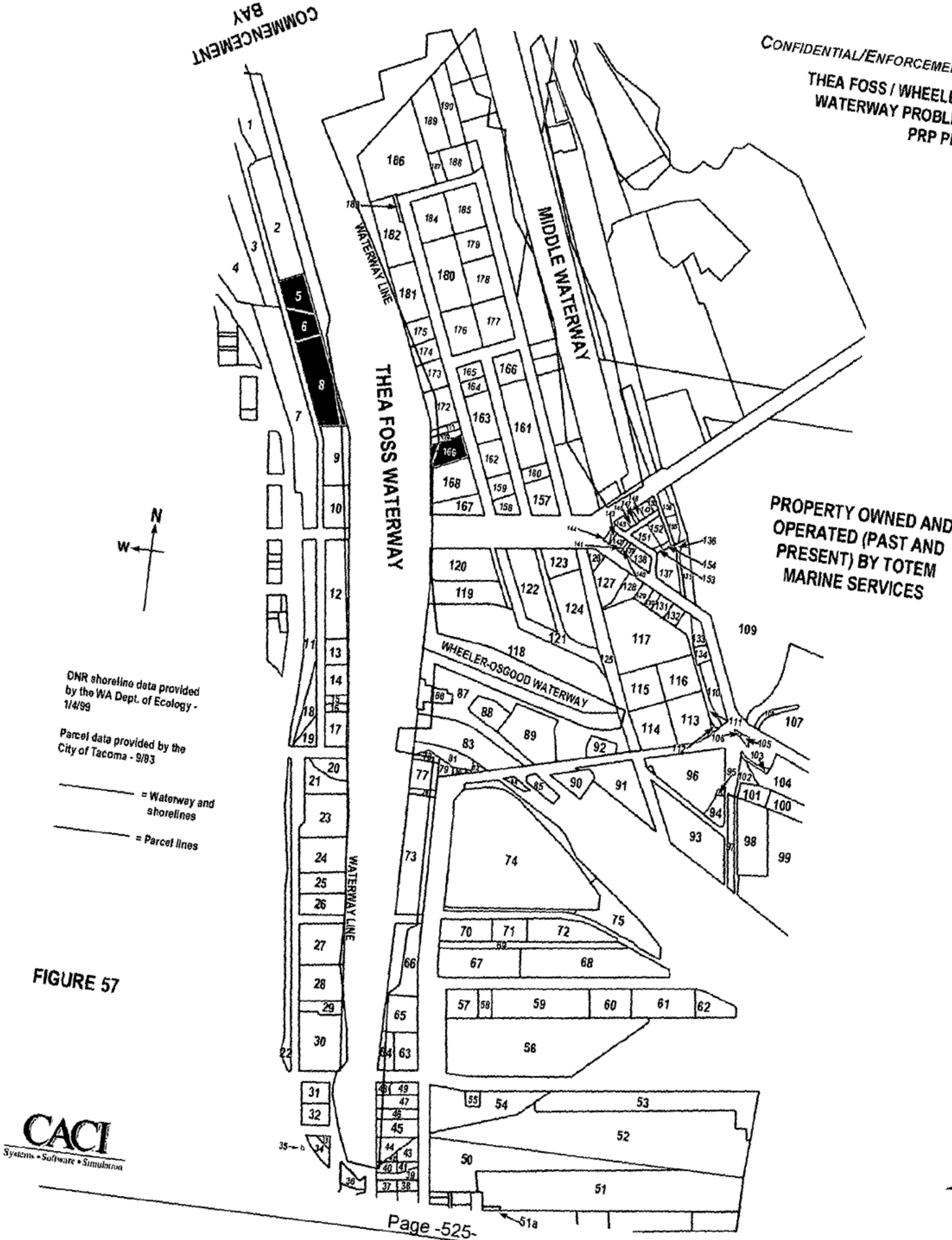



FIGURE 57

CACI
Systems • Software • Simulation

## TOTS Totem Marine Services, Inc., continued

**Party address:**

Totem Marine Services
820 East D Street
Tacoma, WA 98421

**Contact persons:**

Officer

L.R. Westgard
820 East D Street
Tacoma, WA 98421
(253) 572-2666

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant/ Subtenant** | **Date** |
|---|---|---|---|
| **801 East D Street** (169) | | | |
| 8950000990 | John A. Paglia, L.R. and Judy Westgard | O | 1993 - Present |
| | Totem Marine Service, Inc. | T | 1993 - Present |
| | Seafirst Bank | O | Unknown - 1993 |
| | Fick Foundry | O | Unknown |
| **701 - 901 Dock Street** (5, 6, 8) | | | |

## TOTS Totem Marine Services, Inc., continued

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant/ Subtenant** | **Date** |
|---|---|---|---|
| 8950002171<br>8950002181 | Moorage Associates | T | 1978 - Present |
| | Metropolitan Parks District of Tacoma | O | 1991 - Present |
| | Burlington Resources (f.k.a. glacier Park Co.) | O | 1988 - 1991 |
| | Burlington Northern Railroad | O | Early 1900s - 1988 |
| | Wasson Marine Sales & Service | T | 1995 - Present |
| | Totem Marine Service | S/T | 1983 - 1993 |
| | Totem Boat Haven, Inc. | S/T | 1978 - 1981 |
| | Totem Boat Haven, Inc. | T | 1974 - 1978 |
| | Action Marine, Inc. | S/T | 1986 - Unknown |

**Summary of Evidence:**

821 Dock Street

- Party leased property adjacent to the Mouth of the Thea Foss Waterway where it operated a pleasure boat repair and maintenance facility.
- Party has been noted for discharge of hull washwater to waterway.

From 1974 to 1978, this property was operated by L.R. Westgard d.b.a. Totem Boat Haven and Totem Marine Services (Totem Marine) (PTI MFMOOA7RIR062990). Totem Marine continued to operate as sublessee of Moorage Associates at the site until approximately 1993, when it relocated to 820 East D Street on the east side of the waterway. Totem Boat Haven is no longer in existence (CACI MFTOTS7RIR041890). The property was owned by Burlington Northern Railroad prior to 1988, at which point title to the property was transferred to Burlington subsidiary Glacier Park Company (currently known as Burlington Resources). From 1979 to 1983, Moorage Associates leased the property at the site from Burlington Northern, and subleased it to Totem Boat. In 1982, Totem Boat sold all of its interest in Moorage Associates to the Dock Street Group (PRC MFTOTS1RIR041890).

## TOTS Totem Marine Services, Inc., continued

Ecology's Mouth of the Thea Foss Milestone 1 Report listed Totem Marine Services as a probable (List 2) source of contamination to the waterway for its Dock Street operations but stated that existing information suggests that the facility does not currently contribute problem chemicals to the waterway (CACI MFMILE3SCR060193).

801 East D Street

- Party leases property adjacent to the mouth of the Thea Foss Waterway where it operates a pleasure boat repair and maintenance facility.
- Party has been noted for discharge of hull washwater to waterway.
- Party uses and stores hazardous substances including oils, lubricants, paints, and thinners.

Totem Marine Service, Inc. (Totem Marine) currently operates a boat maintenance and repair facility at 801 East D Street, adjacent to the Mouth of the Thea Foss Waterway. Totem Marine operated a similar facility (see Moorage Associates write-up) on the west side of the Waterway (821 Dock Street) until 1993, at which point it relocated to the east side of the waterway to parcel No. 8950000990. The property currently operated by Totem Marine was previously owned and operated by the defunct Fick Foundry (CACI MFTOTS7RIR030797). No releases from party's operations are noted for this property, with the exception of hull wash water which is discharged to a sump and then ultimately to the waterway. Totem Marine received a general NPDES permit for small boatyards on November 5, 1993, and at that time was granted one year to submit plans and specifications for an approved pressure wash system. During the interim, Totem Marine low-pressure washed approximately 10 boats per week with a garden hose. Water from the boat washing drained to a deep sump which discharges to the waterway (CACI MFTOTS3IR070794). In its application for coverage under the NPDES Boatyard General Permit, which was included as part of the party's 1997 104(e) Response, Totem Marine indicated that it did vessel repair and bottom cleaning of wood and fiberglass hulled vessels. It also referenced the use of zinc chromate anticorrosive paint and Interlux anti-fouling paint. Other paints, coatings, sealers, etc. that were listed include parts cleaners, Bostic, spray paint (cans), solvents (used as degreasers), and anti-freeze (CACI MFTOTS7RIR030797).

In an Addendum to the Milestone 1 Source Control Status Report, Ecology identified Totem Marine as a confirmed and ongoing source of contamination to the Mouth of the Thea Foss Waterway for foundry slag on the banks of Totem's D Street location and for its ongoing boatyard (hull washing) activities (CACI H/MFMILE3SCR040794). As of July of 1994, Totem Marine had applied for a shoreline permit to construct a boat hoist and wash pad, although the permit at that time was being held up because of uncertainty about the need for remediation of foundry slag along the shoreline at the site. As of March 1, 1995, EPA no longer considered the slag on the property to be a threat of problem chemicals to the waterway. The attached Summary of Subtidal Sediment Chemical Data Collected in the Vicinity of Globe Machine and Totem Marine Services by the City of Tacoma During Round 1 Sampling Activities notes SQO exceedances of total

**TOTS Totem Marine Services, Inc., continued**

benzofluoranthenes (3,800 ug/kg versus the SQO of 3,600 ug/kg) and dibenzo(a,h)anthracene (330 ug/kg versus the SQO of 330 ug/kg) (CACI MFTOTS1LTR030195). EPA's Summary Table for Appendix G of the Round 2 Data Evaluation Report notes SQO exceedences of HPAH, mercury, PCBs, and BEP in offshore sediments near the Totem facility. Appendix G also notes exceedances of SQOs in bank sediments of cadmium, copper, and nickel. EPA's recommendation for the property is to follow up on BMP implementation through the small boatyard permit (CACI F/WOEPA1SCR070197). It is not clear, based on the review of available information, whether the wash pad was ever constructed. Ecology confirmed in writing on August 21, 1996 its understanding that Totem Marine owner Mr. L.R. Westgard planned to commence construction of a boat hull washing recycling system by October of 1996, with completion scheduled for November of 1996 (CACI MFTOTS3LTR082196).

According to a July 7, 1994 Ecology Inspection Report, the majority of the work done by Totem Marine at its D Street facility involves engine and mechanical work on boats less than 30 feet in length. The boats on which Totem Marine worked were generally brought in by trailer (CACI MFTOTS3IR070794). No reference is made in either Totem Marine's 1989 or 1997 104(e) Responses leases with the Washington Dept. of Natural Resources (DNR) for use of Tacoma Tidelands (CACI MFTOTS7RIR030797, CACI MFTOTS7RIR041890). In the case of occasional bottom sanding and painting, boats are prepped with a power sander and painted by hand with rollers and brushes. Tarps are used for all outside work, and are cleaned daily with a vacuum. Draping around the sides of vessels is used during windy conditions. The Ecology Inspectors, who observed work being done on the bottom of a boat in the yard during the July 7, 1994 inspection, noted that BMPs were being employed and that the person doing the work seemed well informed about BMPs generally and spill procedures. No sandblasting occurs at the current Totem Marine facility (CACI MFTOTS3IR070794).

EPA entered into a prospective purchaser agreement (PPA) with the Bank of America and Seafirst Bank, the settling parties who succeeded Fick as owners of the former Fick property. The PPA included a covenant not to sue the settling parties and their successors in interest for claims under Sections 106 and 107 of CERCLA or Section 7003 of RCRA. For this reason, Totem Marine, as the successor to Seafirst/Bank of America, has a covenant not to sue for the Fick property for existing contamination as defined in the PPA (CACI MFTOTS7RIR030797).

**Outstanding Issues:**

Totem Marine submitted approximately 100 MSDSs in response to the General Notice Letter/104(e) Request for Information they received in April of 1989 (re operations at the Moorage Associates site) (PRC MFTOTS7RIR041890). Although it stated in response to its 1997 104(e) Request for Information that the operations of the two facilities (east and west sides of the waterway) were similar and involve[d] "the repair and maintenance of pleasure boats," no MSDSs were referred to or attached to the 1997 Response, nor was any mention made of the use, storage, or release of any hazardous substances or chemicals (CACI MFTOTS7RIR030797).

## TOTS Totem Marine Services, Inc., continued

Mr. Westgard indicated in his 1997 104(e) Response on behalf of Totem Marine (CACI MFTOTS7RIR030797) that Totem Marine Services was incorporated in 1995, although the Washington Secretary of State's database states that incorporation occurred on October 13, 1994 (CACI MFTOTS11CAR101394). Additionally, Westgard stated in Totem Marine's 1997 104(e) Response that the property on which Totem Marine operates is owned by a partnership consisting of Westgard, Ms. Judy Westgard, and Mr. John Paglia, although the Washington Secretary of State records indicate that the owner is Paglia (CACI MFTOTS11TSR102893).

**Corporate History:**

The property on which Totem Marine operates is owned by a partnership consisting of Mr. L.R. Westgard, Ms. Judy Westgard, and Mr. John Paglia (the latter of whom is listed as the owner in the Washington Secretary of State's records). Totem Marine Services is a for-profit corporation incorporated in the State of Washington on October 13, 1994 (CACI MFTOTS11CAR101394). Mr. Westgard is listed with the Secretary of State as the registered agent. Totem Marine was a sole proprietorship, owned and operated by Westgard, from 1981 until it incorporated in 1994 (CACI MFTOTS11CAR101394).

**Administrative Actions:**

| Date | Document |
|---|---|
| 04/24/89 | General Notice Letter, and 104(e) Request for Information, Totem Marine - GNL/RFI (PTI MFTOTS1GNL/RFI042489) |
| 01/31/97 | 104(e) Request for Information, Totem Marine Services - RFI (CACI MFTOTS1RFI013197) |
| 11/05/93 | NPDES Boatyard General Permit No. WAG-03-1026 - NPP (CACI MFTOTS3NPP110593) |
| 1/31/97 | Supplemental 104(e) Request for Information, Totem Marine Services - RFI (CACI MFTOTS1RFI013197) |

**Descriptions of Documents Related to Totem Marine Services, Inc.:**

CACI MFTOTS1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Totem Marine Services' status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**TOTS Totem Marine Services, Inc., continued**

CACI F/WOEPA1TR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI MFMILE3SCR052297: 05/22/97. Ecology. Milestone 5 Source Control Status Report for the Mouth of Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS7RIR030797: 03/07/97. L.R. Westgard, Totem Marine Services. Response of Totem Marine Services to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY7LTR022197: 02/21/97. Robert J. Backstein, Eisenhower & Carlson, PLLC. Request on behalf of City Waterway Enterprises, Jack Morris, and Totem Marine Services for extension of time in which to respond to 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFTOTS1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Totem Marine Moorage Associates' activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS3LTR082196: 08/21/96. Dave Smith, Ecology. Confirms Ecology's understanding that Totem Marine Services has committed to install a boat hull washing recycling system scheduled for completion by 11/15/96. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO7TR053095: 05/20/95. Hart Crowser, Inc. Round 1 Data Evaluation Report - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFTOTS1LTR030195: 03/01/95. L. Cohen, Superfund Site Mgr, EPA. Additional comments on Shoreline Development Permit Application File 141.573, Totem Marine Services. Bank slag does not appear to be a source of problem chemicals to Mouth of Thea Foss. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS3LTR021595: 02/15/95. J. Mercuri, Ecology. Transmits copy of 7/7/94 NPDES Compliance Inspection Report re Totem Marine Services. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS11CAR101394: 10/13/94. WA Secretary of State. Corporate Record for Totem

**TOTS Totem Marine Services, Inc., continued**

Marine Services, Inc. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

CACI MFTOTS3IR070794: 07/07/94. Mercuri, Coleman, Ecology; Tollefsen, TSU. Class 1 NPDES Compliance Inspection Report for Totem Marine Service. Site will need boat wash water system in place before busy spring season. Sump that discharges to waterway has approximately 4 feet of sediments inside which will need to be removed, analyzed, and disposed of. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MFECOL3SCR041394: 04/13/94. Dave Smith, Ecology. Source Control Milestone 3 Report for the Mouth of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI FTACO7RIFS040194: 04/01/94. Black and Veatch Waste Science and Technology Corp. Area Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway. Document type: Remedial Investigation/Feasibility Study. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFTOTS3MEMO031494: 03/14/94. J. Mercuri, Ecology. Advises that Totem Marine Services has moved from the west side of the waterway to a location on the east side on pat of the old Fick Foundry complex. Includes attached fact sheet for Totem Marine Services. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS3LTR030194: 03/01/94. Garin Schrieve, Ecology. Re analytical results from bank samples collected on 1/18/94 near Totem and Globe facilities. Main concern is that material is in contact with waterway and subject to wave action/erosion. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFGLOM3IR022294: 02/22/94. Garin Schrieve, Ecology. Inspection Report noting foundry slag present along the banks of Globe and Totem Marine at Mouth of Thea Foss WW. SQO exceedances noted for cadmium, copper and zinc. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS3NPP110593: 11/05/93. WA Dept of Ecology. NPDES Boatyard General Permit No. WAG-03-1026 for Totem Marine Services. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

CACI MFTOTS11TSR102893: 10/28/93. WA Secretary of State. Property Record for 820 East

**TOTS Totem Marine Services, Inc., continued**

D St., Parcel 8950000990 (Totem Marine Services). Lists John A. Paglia as property owner. Document type: Title Search Report. Enforcement quality: Unknown.

PRC HFTOTS3IR121692: 12/16/92. Ecology. Urban Bay Action Program Inspection Report of Totem Marine Services. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC TOTS3IR121692: 12/16/92. Mercuri, Coleman, Inspectors, Ecology. Inspection Report states that Inspectors Mercuri and Coleman met with manager Andy Wnek. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFTOTS3IR120392: 12/03/92. Mercuri, Stephens, Inspectors, Ecology. Inspection Report re dock area adjacent to site had many unidentified barrels. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Thea Foss Waterway properties owned by Burlington Northern subsidiary Glacier Park Co. Concludes that hydrocarbons are present at high levels at many properties Document type: Preliminary Assessment/Site Investig. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOTACO7SAR110990: 11/09/90. Bison Engineering, Inc. Site Assessment Report on City of Tacoma Foss Waterway Properties. Document type: Site Assessment Report. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTOTS7RIR041890: 04/18/90. Totem Marine Services. Response to request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI MFTOTS1NTS041890: 04/18/90. Lori Cohen, EPA Region 10. Record of communication sending 104(e) response to file. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PTI MFTOTS1RFI012990: 01/29/90. Lynne Kershner, Assistant Site Manager, EPA Region 10. Certified letter to Mr. L.R. Westgard, Totem Boat Haven, regarding GNL. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC F/WOTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

PTI MFTOTS1GNL/RFI042489: 04/24/89. EPA, Region 10. General notice letter and 104(e) request for information to Totem Marine Services. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

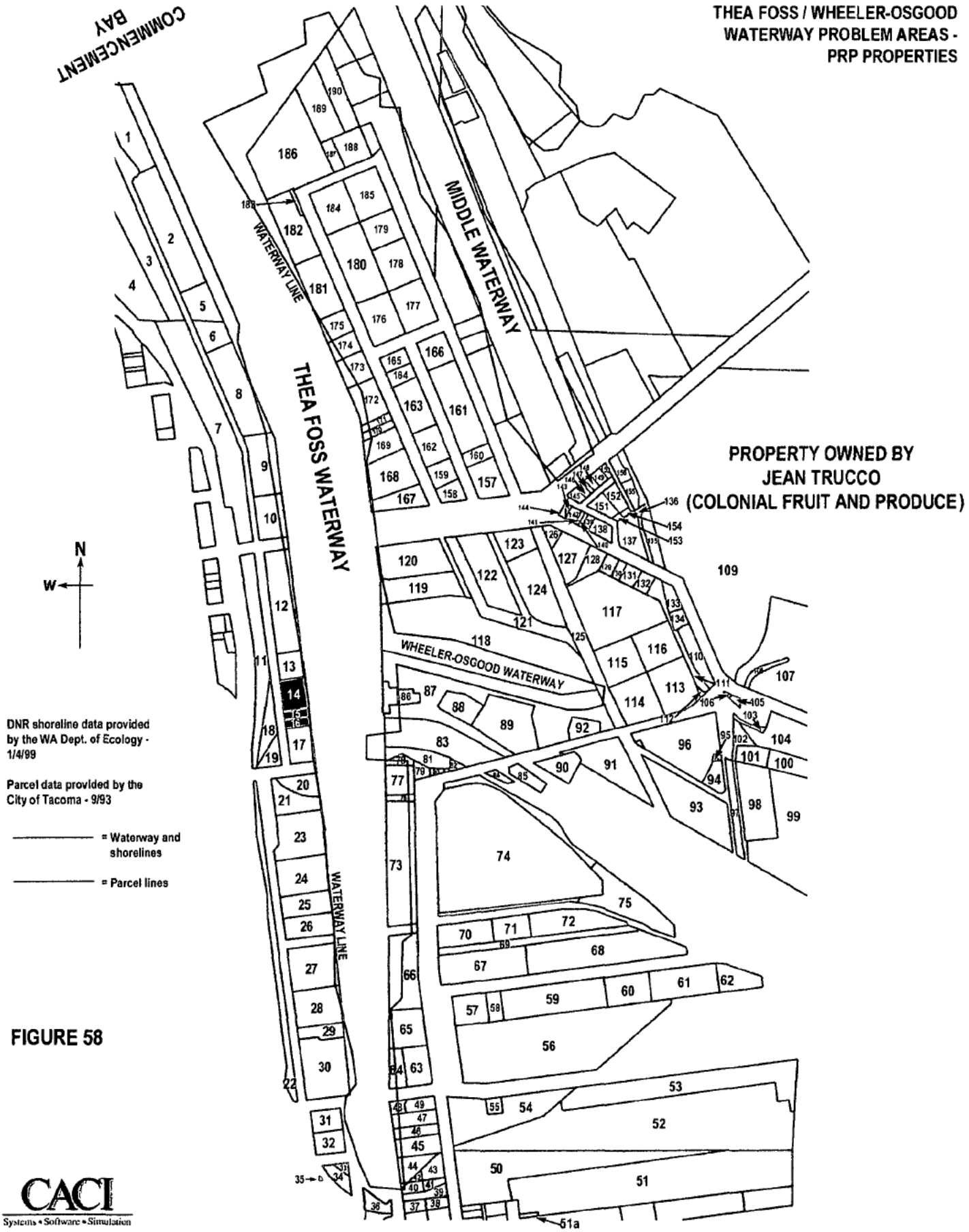



FIGURE 58

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**TRCJ Jean E. Trucco (Colonial Fruit and Produce), continued**

**Party address:**
1179 Dock Street
Tacoma, WA 98402

**Contact persons:**

Kevin Trucco
c/o Colonial Fruit & Produce
1179 Dock Street
Tacoma, WA 98402

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1179 Dock Street** (14) | | | |
| 8950002040 | Jean E. Trucco | O | 1996 - Present |
| | Joseph L. and Jean E. Trucco | O | 1969 - 1996 |
| | Colonial Fruit and Produce | T | 1996 - Present |
| | Howard J. and Anita A. | O | Unk. - 1969 |
| **1179 Dock Street** (15, 16) | | | |
| 8950002050<br>8950002060 | Jean E. Trucco | O | 1996 - Present |
| | Joseph L. and Jean E. Trucco | O | 1978 - 1996 |
| | Colonial Fruit and Produce | T | 1978 - Present |
| | Burlington Northern Railroad | O | Unk. |

**TRCJ Jean E. Trucco (Colonial Fruit and Produce), continued**

**Summary of Evidence:**

- Party owns three parcels at 1179 Dock Street, adjacent to the Head of Thea Foss Waterway.
- SQO exceedances of copper and zinc have been detected in bank sediments.

Jean E. Trucco and her late husband, Joseph L. Trucco, purchased three contiguous parcels on the west side of the Head of Thea Foss Waterway. They purchased parcel No. 895002040 in 1969, and parcel Nos. 8950002050 and 8950002060 in 1978. Parcel Nos. 8950002040 and 8950002050 were used for the operation of a wholesale fruit and produce business before the purchase by the Truccos, and the property is currently used for that purpose. Parcel No. 8950002060 remains undeveloped. The fruit and produce business operating on the property, Colonial Fruit and Produce (Colonial), is the current lessee of the property (CACI HFCOLO7RIR032697).

There are two pathways identified for this property: stormwater runoff and catch basins that discharge to the waterway. However, the activities in the vicinity of the catch basins are limited to vehicle parking. No releases from the property are noted in the report of the Dept. of Ecology (Ecology) inspection of the property on December 12, 1992, and no apparent contaminants are suspected. There are several refrigeration units and a small compressor on the property which produce condensate. The condensate is piped out the east side of the building to the waterway, although Ecology Inspectors noted during their 1992 inspection that these discharges do not appear to present problems. Trucks are loaded and unloaded at the site in an interior loading dock. All trucks are leased and serviced offsite. No other processes or activities are noted with regard to the Colonial operation (PRC HFCOLO3IR122192). There is an undated note in the file regarding a letter (also undated) from Tacoma-Pierce County Health Dept. (TPCHD) requesting that "operator" cease washing its delivery trucks near the storm drains. The TPCHD letter was referenced as being the only information, presumably at the time the note was prepared, in Ecology's file for Colonial.

The Round 2 Data Evaluation Report for Thea Foss and Wheeler-Osgood Waterways notes SQO exceedances for metals (copper and zinc) in a bank sample on the property. The enrichment ratio for copper was 4.0 and for zinc it was 1.88. Intertidal sediments sampled as part of the Round 2 data Evaluation revealed SQO exceedances for HPAHs, LPAHs, metals (lead, mercury, and zinc), pesticides, PCBs, and BEP. The enrichment ratios for these compounds were as follows[36]: HPAHs ranged from 1.12 to 2.52; LPAHs were 1.40 to 2.80; mercury was 1.54 to 1.69; lead was

[36]The subtidal enrichment ratios are based on two sediment samples obtained approximately 250 feet east of the Colonial Fruit and Produce banks.

**TRCJ Jean E. Trucco (Colonial Fruit and Produce), continued**

1.41 and zinc was 1.17[37]; pesticides were detected at 1.07 to 2.31; PCBs were from 3.33 to 4.13; and Bis(2-ethylhexyl)phthalate (BEP) had an enrichment ratio of 5.85. A (CACI F/WOEPA1TR042997). Ecology's Milestone 1 Source Control Status Report noted that existing information suggests that the Colonial property does not currently contribute problem chemicals to the waterway (CACI HFMILE3SCR060193).

**Corporate History:**

Colonial Fruit and Produce is owned and operated Kevin and Lee Trucco, two sons of Jean Trucco and the late Joseph Trucco. Kevin and Lee Trucco are the president and vice president, respectively, of Colonial (CACI HFCOLO7RIR032697).

**Outstanding Issues:**

The 1997 104(e) Response submitted on behalf of party notes that parcel Nos. 8950002050 and 8950002060 were previously owned by Burlington Northern Railroad although Burlington Northern does not substantiate this in their 104(e) Response (CACI HFCOLO7RIR032697).

**Administrative Actions:**

| Date | Document |
|---|---|
| 7/25/97 | General Notice Letter, Jean E. Trucco - GNL (CACI HFTRCJ1GNL072597) |
| 1/31/97 | 104(e) Request for Information, Colonial Fruit and Produce - RFI (CACI HFCOLO1RFI013197) |

**Descriptions of Documents Related to Jean Trucco/Colonial Fruit and Produce:**

CACI HFTRCJ1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Jean E. Trucco re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control

[37] SQO exceedances for lead and zinc were observed in one sediment sample only.

**TRCJ Jean E. Trucco (Colonial Fruit and Produce), continued**

Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFCOLO7RIR032697: 03/26/97. Kevin Trucco, President, Colonial Fruit & Produce. Response of Colonial Fruit and Produce to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCOLO1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of letter requesting an extension of time in which to submit responses to EPA's 104(e) request re Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCOLO7LTR021297: 02/12/97. Kevin Trucco, President, Colonial Fruit and Produce. Request for an extension of time in which to respond to EPA's 104(e) request for information concerning Colonial's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCOLO1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Colonial Fruit and Produce. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

PRC HFCOLO3IR122192: 12/21/92. Coleman, Smith, WDOE Inspectors. UBAT Inspection Report for Colonial Fruit and Produce. No evidence of release of problem chemicals to Foss waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

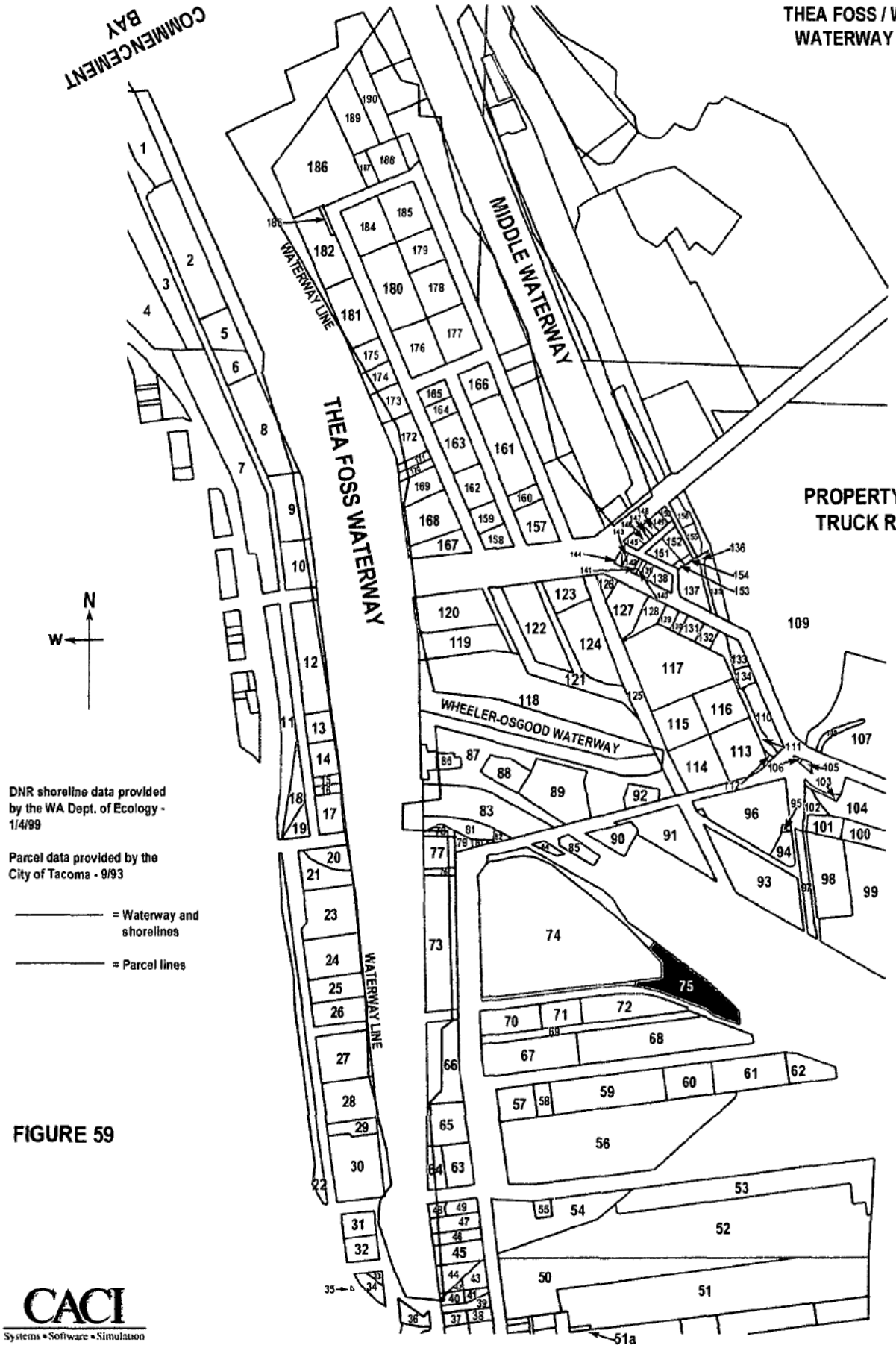


FIGURE 59

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## TRUR Truck Rail Handling, continued

**Party address:**

457 East 18th Street
Tacoma, WA 98421-2404

**Contact persons:**

Brad Cady
457 East 18th Street
Tacoma, WA 98421-2404

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th St.** (75) | | | |
| 8950001712 | MPS, Inc. (MPS Terminal Corp., James Roberts, Scott Campbell) | O | 1990 - Present |
| | Truck Rail Handling | T | 1994 - Present |
| | Arrow Transportation | T | 1990 - Present |
| | Exxon Chemical | T | 1990 - Present |
| | Eastman Chemical | T | 1990 - 1996 |
| | WesPac Transportation | T | 1990 - 1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990 - Present |
| | Callaway Chemical | T | 1992 - Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992 - Present |

**TRUR Truck Rail Handling, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908 - Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908 - 1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908 - 1990 |

**Summary of Evidence**

- Party operates a rail car and truck transloading facility located at 457 East 18th St., upland from the Head of Thea Foss Waterway.
- Party has transloaded a variety of hazardous and non-hazardous materials including BEP and other Phthalates.
- BEP and Phthalates have been detected at high concentrations in soils and catch basins on the site.
- Storm drains from the vicinity of the leased property drain to Outfall 248.
- Ecology Inspectors have observed Party's employees sweeping white plastic powder resembling plasticizers into storm drains.

Truck Rail Handling, Inc. (TRH) has been a lessee and operator at the MPS site at 457 East 18th Street since October of 1994. The MPS site is located upland on the east side of the Head of the Thea Foss Waterway. TRH's operations are situated on the west side of the MPS site for the most part although they transload dry product on a diapered area located on the east side of the site. The liquid product transloading area and the tank farm are situated on the west side of the site.

TRH transloads product from rail cars to trucks and from trucks to rail cars and has been in business at the MPS site since October of 1994. TRH leases 2.1 acres from MPS, Inc. (MPS), and operates on the west side of the MPS site (CACI HFTRUR7RIR022597). Prior to TRH's arrival at the site, Arrow Transportation Co. (Arrow) and MPS were responsible for the transloading of tank cars and trucks. In 1994, MPS entered into an agreement with TRH pursuant to which

**TRUR Truck Rail Handling, continued**

TRH assumed control over the operation of the transloading facility (CACI HFMPSI7RIR033197). During an inspection by the City of Tacoma Stormwater Management Program on November 2, 1995 of the entire MPS site (including Arrow Transportation, TRH, and WesPac operations), Inspectors noted that Terminal Manager Brad Cady was warned of two recent incidents in which TRH was found washing truck-wash water into the City's storm system (CACI HFARRT5IR122895). Although the facility includes a containment system that was designed to capture and treat product spills and stormwater, Ecology noted in a letter to MPS site owner James Roberts and his attorney Jim Davis in October 1996 that the containment system was not functioning, and that the rail liners were damaged from a derailment that occurred shortly after the operation was started up and was never repaired. The original intent was for stormwater from the contained area to be collected in two large standing tanks, which would then be used as makeup water for the truck washing operation at Arrow Transportation. According to UBAT Inspector Joyce Mercuri, the system was never implemented, and potentially contaminated water has been allowed to flow freely to the gravel surface of the rail transloading area (CACI HFMPSI3LTR012996).

Inspector Mercuri and Troy Naccarato of the City of Tacoma Dept. of Public Works observed on June 6, 1996 a white powdery substance (presumed to be plastic powder) on the ground near a drain located due east of the tank containment area (catch basin). It appeared to the Inspectors that the powdery substance was being swept toward the drain. Cady was advised that all spilled material must be swept up and properly disposed. Mercuri and Naccarato also observed plastic pellets near the dumpster during their visit. During a return visit on September 15, 1996, Mercuri and Naccarato, along with Kris Flint from EPA, obtained samples from several catch basins on the TRH and Arrow Transportation sites. White powder was again observed on the ground in the vicinity of catch basin S3 and Cady was admonished for TRH's repetitive breach of best management practices (CACI HFTRUR3IR062696).

On December 19, 1996, Inspector Mercuri met the attorney for TRH owner to discuss the cleanup needs for the storm drain system. She observed a pile of white plastic powder on the ground in the concrete depressed area to the north of the tank farm (near catch basin S6). She was told that the powder was incidental spillage that occurred while working on a truck the day prior. Once again, Cady was advised that spillage of the plastic powder on the ground was unacceptable (CACI HFTRUR3IR121996).

Sampling on September 6, 1996 of catch basin S1, which is located between the tank farm and the warehouse used by TRH, revealed 5.8 ug/l of BEP in water samples and 350,000 ug/ml in sediment/soil samples. Catch basin S3, which is located slightly upstream of S1 and due east of the tank farm, was sampled 10 days later on September 15. Water samples indicated BEP concentrations of 26 ug/l, and sediment/soil samples were 28,000 ug/kg. Catch basin S6, which is upstream of S3 and northeast of the tank farm, was also sampled on September 15, and water samples were 8.9 ug/l; sediment/soil samples were 310,000 ug/kg (CACI HFMPSI3MAP061296). Catch basin S6 was also the location of an asphalt spill in October 1995 (allegedly caused by WesPac) from which approximately 2,000 gallons of asphalt were recovered (CACI HFWSPC3IR042296). Catch basins S1, S2, S3, S5, and S6 all drain to and discharge to the Thea

## TRUR Truck Rail Handling, continued

Foss Waterway from Outfall No. 248.

**Outstanding Issues:**

**Corporate History:**

Truck Rail Handling was incorporated on December 15, 1997 and is owned by Al Schorno of Fremont, California and Randy, Steve, Galen, and Greg Clifford of Long Beach, California (CACI HFTRUR7RIR022597). Truck Rail Handling is a California corporation doing business in Washington (CACI HFTRUR8CAR112696).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, Truck Rail Handling, Inc. - RFI (CACI HFTRUR1GNL/RFI013197) |

**Descriptions of Documents Related to truck Rail Handling, Inc.:**

CACI HFMPSI1EMAIL111098: 11/10/98. Lori Houck, EPA. Discusses MPS bankruptcy, cleanup of the MPS site and associated costs, funds available for cleanup, recontamination, and the possible sale of MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7PLDG100698: 10/06/98. Casey Gordon Davis, P.S. In re: Campbell and Roberts, a Joint Venture, d/b/a/ MPS Terminal Corp./In re MPS Inc. Includes Disclosure Statement for Debtors' Consolidated Chapter 11 Plan of Reorganization. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3EMAIL093098: 09/30/98. Joyce Mercuri, Ecology. To Kris Flint, EPA. Discusses status of MPS site and issue of whether recontamination of catch basins is occurring. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5SR063098: 06/30/98. Troy Nacarrato, City of Tacoma Public Works Dept. Transmits 6/2/98 storm drain sampling results for MPS site. Notes high concentrations of BEP. Exceedances of certain HPAHs are noted as well. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

**TRUR Truck Rail Handling, continued**

CACI HFTRUR1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Confirmation of Truck Rail Handling's status as a potentially responsible party at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7CR061797: 06/17/97. CleanCare, Corp. MPS, Inc. Completion of Site Work (Scope of Work Item No. 1) re the cleanout of MPS site storm drain lines and catch basins and the disposal of potentially contaminated sediments. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/97. Dave Smith, Dept. of Ecology. Fax transmittal with attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFCALC7RIR050897: 05/08/97. William L. Bryant, Vulcan Materials Co. Response of Vulcan Materials Co., on behalf of Callaway Chemical Co., to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR8NTS040897: 04/08/97. Jeff VerHoef, CACI. PRP file note re conversation with Ecology Inspector Joyce Mercuri concerning Truck Rail Handling and material stored in tanks at MPS site. ENFORCEMENT CONFIDENTIAL. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

CACI HFEASC7RIR040497: 04/04/97. Etta Ryan Clark, Senior Attorney, Eastman Chemical Co. Response of Eastman Chemical Co. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc., MPS Terminal Corp., and James Roberts to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR7RIR022597: 02/25/97. Lynne N. Lasater, Manager, Safety/Compliance, Truck Rail Handling, Inc. Response of Truck Rail Handling to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR1NTS020497: 02/04/97. Ken Marcy, EPA Region 10. Note to file re Truck Rail

**TRUR Truck Rail Handling, continued**

Handling. Notes that the PRP Search Team has decided to include TRH in the group of parties receiving GNLs based on TRH's transloading of BEP. ENFORCEMENT CONFIDENTIAL. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Truck Rail Handling. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO121996: 12/19/96. Joyce Mercuri, Ecology. Re visit to MPS site, the purpose of which was to explain Ecology's requirements which were articulated in a letter of 10/29/96. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR3IR121996: 12/19/96. Joyce Mercuri, Ecology. UBAT Inspection Summary re Truck Rail Handling. Mercuri notes that she saw pile of white plastic powder on ground north of tank farm near S-6 catch basin. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR8CAR010101: 11/26/96. California Secretary of State. Corporate Record (printed from Lexis) for Truck Rail Handling, Inc. The corporation is listed as active as of the date of the statement of officers on 11/26/96. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Undocumented data from any source.

CACI HFMPSI5LTR112596: 11/25/96. Robert Betcone, Jr., City of Tacoma, Office of the City Attorney. Transmits summary of findings of the City of Tacoma with regard to the MPS bankruptcy. Includes purch/sale agreement with UPRR, quitclaim deeds, lease Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3LTR102996: 10/29/96. Joyce Mercuri, Ecology. Letter to Jim Roberts and counsel for Roberts and MPS articulating Ecology's concerns re MPS site. Advises that significant levels of BEP have been found throughout the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR3IR062696: 06/26/96. Joyce Mercuri, Ecology. UBAT Inspection Report re Truck Rail Handling. Mercuri note white plastic powder on ground near drain near catch basin S-3. Appeared that powder was being swept towards drain. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFCAMS5LTR060496: 06/04/96. John Stetson, Division Manager, City of Tacoma. Letter to Scott Campbell re cleaning of private storm system. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality:

## TRUR Truck Rail Handling, continued

Documents supplied by PRPs/agents.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering Division of the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR010596: 01/05/96. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report for 11/2/95 inspection of the MPS site. Includes operations of Arrow, Truck Rail Handling, and WesPac. Illicit discharges and leaking drums containing asphalt material are noted. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR122895: 12/28/95. John D. Stetson, City of Tacoma Dept of Public Works. Transmits copy of Inspection Report generated as a result of inspection of MPS Site (including Arrow Transportation, Truck Rail Handling, and WesPac). Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR122795: 12/27/95. Troy Nacarrato, Vida Piera, City of Tacoma. Inspection Report re compliance concerns that containment system is not being operated as intended, and no contact rain water has been discharged properly from site since pro Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFTRUR7LTR112195: 11/21/95. Brad A. Cady, Truck Rail Handling. Requests assistance from City of Tacoma and related authorities with respect to the illegal dumping of Wes-Pac waste materials into Truck Rail Handling's stormwater containment system. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Extreme exceedances of BEP are noted. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR110295: 11/02/95. Troy Naccarato, City of Tacoma. Stormwater Inspection Report for MPS Site. Notes unreported spills of asphalt material by WesPac, poor storage practices by WesPac, and a breach in the containment liner. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

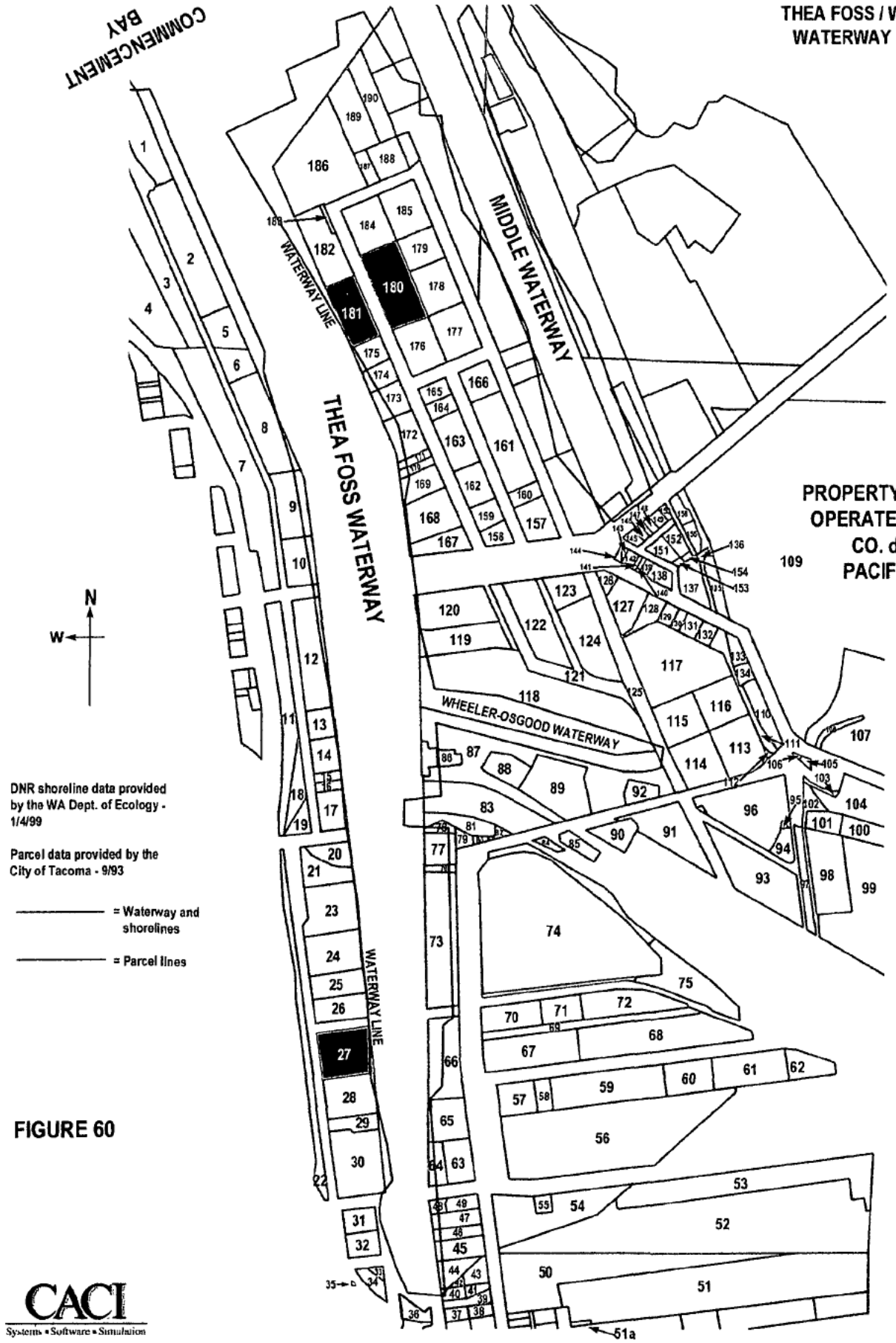



FIGURE 60

CACI
Systems • Software • Simulation

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

**Party address:**
P.O. Box 2034
Tacoma, WA 98401
(206) 272-3215

**Contact persons:**

Attorney
Walter W. Crim, Assistant Counsel
UNOCAL Corporation
376 S. Valencia Ave.
Brea, CA 92823
(714) 577-2934

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **516 and 523 East D Street** (181, 180) | | | |
| 6375000170<br>6375000093 | Union Oil Co. of California d.b.a. UNOCAL | O/T | 1925 - Present |
| | Northern Pacific Railroad | O | Unk. - 1925 |
| **1801 Dock Street** (27) | | | |
| 8950001840 | City of Tacoma | O | 1993 - Present |
| | Morris Family/Jack Morris | O | 1952 - 1993 |
| | UNOCAL d.b.a. Pacific Coast Oil | T | 1967 - 1993 |
| | Pacific Coast Oil of Tacoma | T | 1966 - 1967 |

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Pacific Coast Coal and Oil | T | 1952 - 1966 |
| | Pacific Coast Coal | O/T | 1800s - 1952 |

**Summary of Evidence:**

516 and 523 East D Street

- Party owns property abutting and upland from the mouth of the Thea Foss Waterway where it operates a petroleum product storage and distribution facility.

- Several spills of petroleum products are documented at the property and have resulted in releases of LPAHs, phenol, and zinc to the waterway through groundwater seepage.

UNOCAL Corporation (UNOCAL) operates a bulk terminal for receiving, storing, and shipping leaded and unleaded gasoline, diesel fuel, heating oil, lubricating oils, and S-76 solvent. UNOCAL has owned this property, part of which abuts and part of which is upland from the Mouth of the Thea Foss Waterway, since 1925 when it purchased the property from Northern Pacific Railroad. The property, which consists of an office building, ten aboveground storage tanks, marine dock, one truck loading rack, and connections to the Olympic Pipeline, is part of the D Street Terminal that makes up part of the peninsula between the Thea Foss and Middle Waterways (PTI MFUNIO7RIR062089).

Two pathways to the Thea Foss Waterway are documented for this party. First, shallow groundwater that contains floating petroleum product seeps from the waterway bank along the 515 East D Street properties (CACI MFMOBO3CO113088). Second, storm water runoff and effluent containing volatile organic compounds (VOCs) from the groundwater treatment system are treated in an oil/water separator and discharged through an NPDES-permitted outfall (CACI MFMOBO8LTR060589).

At least four spills of gasoline and diesel oil, ranging from a half pint of diesel oil to 6,000 gallons of gasoline, are documented at the property over the past 24 years. In September of 1974, UNOCAL spilled 6,000 gallons of premium leaded gasoline as a result of tank overfilling. According to UNOCAL, the [affected] soil was removed as part of the cleanup. In March of 1976, a spill of 50 gallons of diesel oil occurred as a result of the parting of the return line to the boiler. The spill was reportedly cleaned up with "absorbent pads/pumps" and soil was removed. Additional spills identified by UNOCAL in its 1989 104(e) Response include two separate spills of a half pint of diesel oil, and a spill of two gallons of gasoline, the latter of which was cleaned up using "absorbent pads" (PTI MFUNIO7RIR062089). Spills preceding 1974 and attributable to

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

UNOCAL, if any, are not documented in the party file.

The D Street Petroleum Site is considered by Ecology to be a major source of problem chemicals to the Mouth of the Thea Foss Waterway due to LPAH and HPAH contamination to site groundwater and soils. Groundwater beneath the site became contaminated as a result of past releases of petroleum products to the ground which occurred during transfer and storage activities. The times and locations of these releases are unknown. Petroleum-contaminated groundwater has been observed seeping from the bank of the D Street Petroleum site since at least 1971, when Ecology documented a sheen on the surface water. Several attempts have been made to control the seepage, including pumping of groundwater to collect free product, excavating interception trenches, and the placement of booms around the seepage face. Ecology issued Order on Consent No. 88-S345 in 1988 to Mobil, Shell, and UNOCAL for a remedial investigation (RI) and product recovery at the D Street Petroleum site. Each of the above parties has operated bulk petroleum storage and distribution facilities on the peninsula between Thea Foss and Middle Waterways (CACI MFMOBO3CO113088, CACI MFMILE3SCR070193). (Please see narrative for Mobil for more information concerning the findings and progress of the RI and product recovery efforts.)

Hazardous substances have also been detected in the effluent from the storm water and groundwater treatment system at the D Street Terminal. In 1989, Hart Crowser requested an emergency exemption from the Shoreline Permit issued for the D Street Free Product Recovery System after becoming aware that the groundwater being discharged from the oil/water separator contained up to 90 ug/l VOCs, primarily benzene, toluene, ethylbenzene, and xylenes. Although these compounds were not regulated by the existing NPDES Permit, Hart Crowser advised Ecology of the situation and requested the emergency exemption because the discharges, which typically contained as much as 30 ug/l benzene, contained VOC levels in excess of the marine acute toxicity criteria (CACI MFMOBO8LTR060589).

In its Milestone 1 Report, Ecology lists the UNOCAL property as a confirmed (List 3) major source of ongoing LPAH contamination to the Mouth of the Thea Foss Waterway (CACI MFMILE3SCR060193).

1801 Dock Street

- Party leased property abutting Head of the Thea Foss Waterway, where an oil and coal distribution center had been operated.
- Offshore sediments containing exceedances of PAH, mercury, DDD, PCB, and BEP have been documented.
- Bank sediments containing exceedances of PAH have been documented.
- Surface water runoff is an additional pathway to the waterway.

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

Pacific Coast Oil of Tacoma (Pacific Coast) is a wholly owned subsidiary of Union Oil Company d.b.a. UNOCAL. Pacific Coast, under UNOCAL ownership, was a lessee/operator at 1801 Dock Street from 1967 until June of 1993. The property on which Pacific Coast previously operated is currently owned by the City of Tacoma (CACI HFPPCS7RIR032597).

The property at 1801 Dock Street was originally used by Pacific Coast Coal Company as a coal storage and distribution site beginning in the late 1800s and ending in approximately the 1950s (PRC HFTACO7ECDN090293). Jack Morris' family purchased the assets of Pacific Coast Coal in 1952, and renamed the company Pacific Coast Coal and Oil. In 1966, Morris created Pacific Coast Oil of Seattle and Pacific Coast Oil of Tacoma, both of which were sold to UNOCAL in 1967 (CACI HFCITY7RIR040197, CACI HFPPCS7RIR032597). Pacific Coast Coal and Oil continued as a corporate entity until at least 1984 (CACI HFMORJ7LTR091184). UNOCAL, d.b.a. Pacific Coast, operated an oil distribution center on the property. Pacific Coast leased the property between 1967 and 1993 from Pacific Coast Coal and Oil, Morris and Sons, and later from City Waterway Enterprises, all of which were Morris-related entities. Coal was stored on the Pacific Coast property beginning in the late 1800s until the 1950s, and then again briefly in the early 1970s by the property owners (CACI HFCITY7RIR040197, CACI HFPPCS7RIR032597).

UNOCAL, d.b.a. Pacific Coast, is unaware of any releases at the 1801 Dock Street property, although they indicated in their 1997 104(e) Response on behalf of Pacific Coast that there was a 'minor' cleanup of soil by the property owner, Morris, after the removal of a 500-gallon underground storage tank. UNOCAL is unaware of the use of additives at their leased property or the release of same. Although Pacific Coast washed its trucks onsite at the 1801 Dock Street location, drainage of the truck wash water was towards Dock Street, as opposed to the waterway, as a result of the property grade (CACI HFPPCS7RIR032597). However, according to the drainage map of the CB/NT area prepared by the Tacoma-Pierce County Health Dept., any drainage to Dock Street from this property would flow to the City storm drain and discharge to the Head of Thea Foss Waterway at Outfall 235 (CACI GFCBNT6MAP010195).

In 1990, Bison Engineering, Inc. (Bison) conducted a Phase II Environmental Assessment of the Morris/Pacific Coast property, and Kennedy/Jenks Consultants conducted a similar investigation in 1991. Both investigations identified TPH and carcinogenic PAHs on the site. Black and Veatch Waste Science and Technology Corp. (Black and Veatch) conducted a selective site investigation of surface and subsurface soils and groundwater at the Morris/Pacific Coast property in 1993. Carcinogenic PAH concentrations above cleanup criteria and TPH concentrations above 200 mg/kg were present generally in the upper six to eight feet of soil across a large portion of the site. Of the 18 different PAHs Black and Veatch analyzed for (including seven PAHs determined by EPA to be human carcinogens or potential human carcinogens), 17 were detected. The high and low concentrations of carcinogenic PAHs were observed in the same borehole: 0.33 mg/kg were detected at a depth of 13 - 15 feet, and 30.83 mg/kg were detected at a depth of 6 - 8 feet. TPH was discovered as deep as 25 feet at the Dock Street property, and the highest concentrations observed were 7,597 mg/kg and 11,780 mg/kg, both from a depth of 2 - 4 feet (CACI

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

HFTACO8RI080194).

**Outstanding Issues:**

UNOCAL is the successor to Pacific Coast Oil Company (previously Pacific Coast Coal Company); however, more documentation of the nature of the "purchase" is needed.

**Corporate History:**

Union Oil Company of California, Inc., doing business as UNOCAL, was incorporated in Washington in 1964 (PTI MFUNIO11CAR110888). UNOCAL purchased Pacific Coast Oil of Tacoma and Seattle from Jack Morris in 1967 an operated on the property as a lessee to Morris until June of 1993 (CACI HFPPCS7RIR032597).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, Pacific Coast Oil - GNL/RFI (CACI HFPPCS1GNL/RFI013197) |
| 1/31/97 | 104(e) Request for Information, UNOCAL - RFI (CACI MFUNIO1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, UNOCAL (PTI MFUNIO1RIR062089) |
| 11/31/88 | Consent Order DE 88-S345 issued to Mobil, UNOCAL, And Shell Oil (PTI MFDSTR3CO113188) |
| __/__/__ | NPDES Permit No. 000338-7 issued to the D Street Petroleum Terminal (no copy documented in party file) |

**Descriptions of Documents Related to UNOCAL Corporation/Pacific Coast Oil Company:**

CACI MFTOSC7RIR071097: 07/10/97. Lawrence B. Silva, Tosco Distribution Co. Response of TOSCO Distribution Co. to EPA's 6/2/97 104(e) request for information. Document type:

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOEPA1TR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFMORJ7LTR062177: 06/21/97. Jack Morris, Morris and Sons. Confirms conversation re reduction of rent for Tacoma property. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMILE3SCR052297: 05/22/97. Ecology. Milestone 5 Source Control Status Report for the Mouth of Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO7LTR052197: 05/21/97. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Transmits documents which show UNOCAL and Exxon operation of oil distribution facilities on the Morris property at 1801, 1811, and 1813 Dock St. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFPPCS7RIR032597: 03/25/97. Walter Crim, Assistant Counsel, Unocal Corp. Response of Unocal on behalf of Pacific Coast Oil to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBRIT7RIR030597: 03/05/97. David L. Bell, Law Dept., BP America. Response of BP America to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFPPCS7LTR022897: 02/28/97. Thomas M. Kilbane, Esq., Ater, Wynne, Dodson & Skerritt. LLP. Request for a 30-day extension of time in which to respond to EPA's request for information regarding Pacific Northern Oil's activities near the Thea Foss Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFUNIO1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Unocal's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MHFUNIO7LTIR021097: 02/10/97. Walter W. Crim, Assistant Counsel, Unocal. Request

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

for a 14-day extension of time in which to respond to EPA's 104(e) request regarding Unocal dba Pacific Coast Oil. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIO7LTR021097: 02/10/97. Walter W. Crim, Assistant Counsel, Unocal. Request for a 14-day extension of time in which to respond to EPA's 104(e) request for information regarding Unocal's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPCS1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Pacific Coast Oil. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI MFUNIO1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Unocal Corp.'s activities near the Mouth of Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO1RF1013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding UNOCAL's (Pacific Coast Oil's) activities near the Head of the Thea Foss. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFPPCS8CR120696: 12/06/96. PHR Environmental Consultants, Inc. Summary report on UNOCAL's Pacific Coast Oil site at 1801 Dock Street. SQO exceedances of pyrene, phenanthrene, BEP, and mercury are noted. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFBRIT7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re BP Oil, TOSCO. Potential contaminants noted are PCBs, LPAHs. Site drainage is to Outfalls 738, 727, 217, 216, 881, 214, and possibly 213. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR052595: 05/25/95. Robert Betcone, City of Tacoma. Letter to Unocal and Exxon re Morris Site Cost Recovery. Recent remedial activities have revealed contamination which was not reflected in the site specific cleanup action plan. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIO8LTR052395: 05/23/95. L. Gold, Unocal. Letter to Robert Betcone of City of Tacoma re Morris property. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ5LTR052295: 05/22/95. Robert Betcone, City of Tacoma. Letter to Jerome Mason of Unocal re Morris site cost recovery. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

CACI HFUNIO5LTR052295: 05/22/95. Robert Betcone, City of Tacoma. Letter to Jerome Mason of Unocal re Morris site cost recovery. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMORJ5LTR050195: 05/01/95. Robert Betcone, City of Tacoma. Letter to Unocal and Exxon re Morris property remediation and cost recovery settlement proposal. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR022895: 02/28/95. Bradley Jones Gordon, Thomas, Honeywell, Malanca, Peterson, Daheim, PLLC. Letter to Bob Betcone re Morris property. Includes attached correspondence re Humble Oil, UNOCAL, and the deposition of Newt Swaim, formerly of Pacific Coast Oil. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ5LTR100494: 10/04/94. Bradley Jones, Gordon, Thomas, Honeywell, Malanca, Peterson & Daheim. Letter to Robert Backstein of Preston Gates & Ellis re Jack Morris/City of Tacoma. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR092894: 09/28/94. Lois Gaid, UNOCAL. Re Morris property site remediation. UNOCAL deems it neither equitable nor commercially realistic that it would participate in the cleanup of contamination caused by others. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ5LTR092294: 09/22/94. Bradley Jones, Gordon, Thomas, Honeywell, Malanca, Peterson & Daheim. Letter to Exxon, Robert Backstein and Union Oil (UNOCAL) re Morris property remediation, which the City is preparing to undertake under MTCA. Requests comments re attached documents. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO8RI080194: 08/01/94. Black & Veatch Waste Science, Inc. Draft Final Site Specific Remedial Investigation and Technology Evaluation Report, Parcel 7. PAH and TPH concentrations above cleanup levels across the site are noted. Document type: Remedial Investigation. Enforcement quality: Documents supplied by PRPs/agents.

CACI CBECOL3LTR012594: 01/25/94. D. Smith, Ecology. Transmits Ecology's quarterly report for 10/93-12/93 on actions taken to control sources of problem chemicals to contaminated sediments in CB Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MFUNIO3NPP111693: 11/16/93. Megan White, Ecology. NPDES Permit No. WA-000072-8 for UNOCAL facility at 516 East D St. Includes transmittal and fact sheet. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

PRC HFTACO5PA090293: 09/02/93. City of Tacoma. Application for Shoreline Substantial

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

Development Permit No. 141.558 to remediate soils at 1811-1821 Dock St; city will demolish existing buildings and remediate (excavate) soil hotspots. Document type: Permit Application. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFTACO5ECDN090293: 09/02/93. City of Tacoma Planning Department. Determination of SEPA non-significance for remediation and redevelopment of property at 1801 and 1811 Dock St; proposal includes excavation of 6,000-7,000 sq ft of petroleum contaminated soil. Document type: Enviro Chklist/Determ. non-significance. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFPPCS3MEMO062993: 06/29/93. M. Coleman, Ecology. Memo to D. Smith re status of Pacific Coast Oil/Morris Properties on Thea Foss waterway. Discusses available data suggesting PAH values exceeding both MTCA standards and CBN/T SQO. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

PRC HFPPCS3MEMO062993: 06/29/93. WDOE. Memo concerning status of Pacific Coast Oil and J.H. Galbraith with groundwater sampling;. results. Although gw contains LPAH and metals, WDOE does not think that surface water is transporting contaminants to Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI MFMILE3SCR060193: 06/01/93. Dept. of Ecology. Source Control Status Report Milestone 1 for the Mouth of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO8UNKN010193: 01/01/93. Unknown. Property chronology from 1888 to 1993. Document type: Unknown- PTI will find at later date. Enforcement quality: Unknown.

PRC HFALBM3IR120392: 12/03/92. Coleman, Inspector, Ecology. UBAT inspection report; notes low levels of PCBs in tarry surface on floor of building (demolished 1992). Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFUNIO3IR111092: 11/10/92. WDOE. UBAT INSPECTION REPORT. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI MFSHEO3IR102992: 10/29/92. D. Reale, Ecology. UBAT Inspection report for D Street Petroleum Site. References free phase contamination of groundwater; suspected contaminants include gasoline, BTEX, TPH, and LPAH. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIO8IR081192: 08/11/92. Unknown, State of Washington. Inspection Report. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFCITY3IR090191: 09/01/91. Herold, WDOE Inspector. UBAT Inspection Report for City

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

Marina. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC MFGF3CAP071791: 07/17/91. WDOE. Responsiveness summary for D Street petroleum site for public information. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

PRC MFGF3CAP020091: 02/01/91. WDOE. Proposed cleanup action plan. Document type: Clean Up Action Plan. Enforcement quality: Documents from agencies/agents.

CACI M/HFBURL7PASI121490: 12/14/90. Bison Engineering, Inc. Phase 2 Environmental Report for Thea Foss Waterway properties owned by Burlington Northern subsidiary Glacier Park Co. Concludes that hydrocarbons are present at high levels at many properties. Document type: Preliminary Assessment/Site Investig. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCITY8LSE100190: 10/01/90. Jack Morris, Morris & Sons. Commercial lease between City Waterway Enterprises and Pacific Coast Oil. Document type: Lease. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO8LTR060589: 06/05/89. Alex Tula, Hart Crowser, Inc. Request for Emergency Exemption from Shorelines Permit for D St Free Product Recovery System. Advises that VOCs in discharged effluent exceed marine acute toxicity criteria. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFTACO5CR060189: 06/01/89. Parametrix, Inc. City Waterway Environmental Review Phase I and Phase II Reports. Document type: Contractor report. Enforcement quality: Standard reference documents.

CACI MFFICF7LTR011089: 01/10/89. Kevin Freeman, Dames and Moore. Letter report to American Savings Bank on Dames and Moore's assessment of Ecology's Order on Consent to Mobil, Shell, and Unocal concerning the D Street Petroleum site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MFMOBO3CO113088: 11/30/88. Ecology. Order on Consent to Mobil Oil Corp., Shell Oil Co., and Union Oil Co. of CA dba UNOCAL. Document type: Consent Order. Enforcement quality: Documents from agencies/agents.

CACI MFUNIO11CAR110888: 11/08/88. Dept. of Licensing, WA Secretary of State. Corporate License Renewal/Annual Report for Union Oil Co. of CA (UNOCAL). Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Documents from agencies/agents.

CACI HFCITY6LTR102788: 10/27/88. Gary Porter, Tacoma-Pierce County Health Dept. Advises City Waterway Enterprises that TPCHD has completed its review of the tank removal at 1801 Dock

**UNIO UNOCAL Corporation**
**(Union Oil Company of California), continued**

St. and that the site is now believed to be within acceptable contamination limits Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFCITY7LTR082787: 08/27/87. J. Morris, City Waterway Enterprises. Letter to Wally Sundquist of Pacific Coast Oil re notice that, as of 10/1/87, rent was set at $950 per month. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR040385: 04/03/85. Jack Morris, Morris and Sons. Advises lessee Pacific Coast Hemphill that Jack Morris has changed the name of marina at 1801 Dock Street to City Waterway Enterprises. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR091184: 09/11/84. Jack Morris, Morris & Sons d.b.a. Pacific Coast Coal and Oil Co. Letter to C. Corsiglia of Hemphill Oil Sales re one-year lease extension effective 10/1/84. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTACO8RI080194: 08/01/94. Black & Veatch Waste Science, Inc. Draft Final Site Specific Remedial Investigation and Technology Evaluation Report, Parcel 7. PAH and TPH concentrations above cleanup levels across the site are noted. Document type: Remedial Investigation. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMORJ7LTR100281: 10/02/81. Jack Morris, Morris and Sons. Confirms conversation re increase in rent for office and yard space at Tacoma facility. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

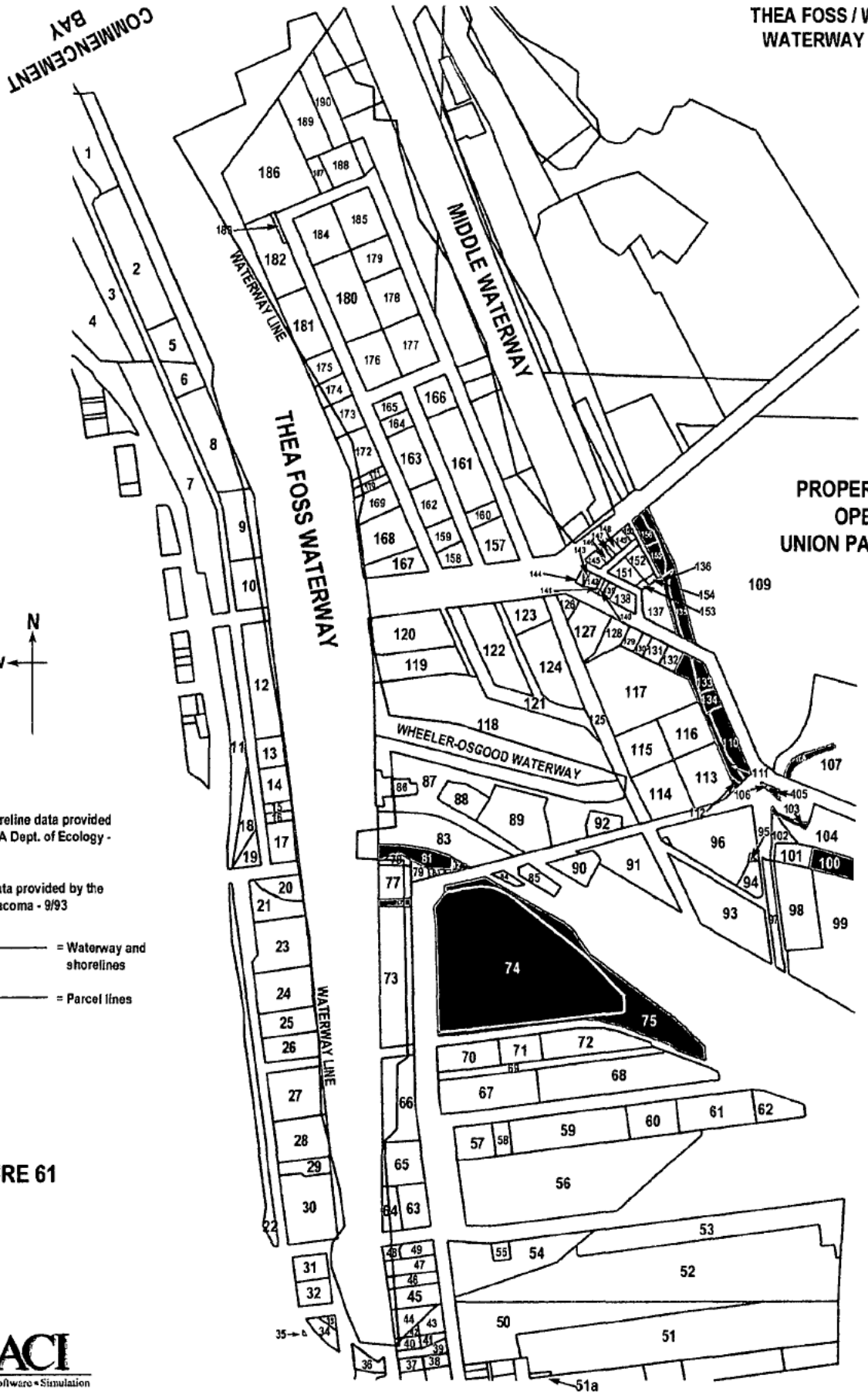
CACI HFUNIO7LTR072578: 07/25/78. J. Byrum, Coast Mutual Oil. Advises Jack Morris that tanks rented from Morris at 1801 Dock St. will not be needed after 8/1/78. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC MFUNIOLTR041477: 04/14/77. J. OBERLANDER, WDOE. LETTER TO D. HUFFORD OF CHAN O'DELL WITH ATTACHED PHOTOGRAPH OF PRODUCT SAMPLE. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI CBECOL3NPP032175: 03/21/75. Ecology. Table 1 - CBN/T Site - Facilities with NPDES Permits. Document type: NPDES Permit. Enforcement quality: Documents from agencies/agents.

CACI HFPPAC8LSE090168: 09/01/68. Jack Morris, Pacific Coast Coal & Oil Co. Commercial lease between Pacific Coast Coal & Oil Co. and Pacific Coast Oil Co. of Tacoma, Inc. (UNOCAL). Document type: Lease. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 61

CACI
Systems • Software • Simulation

## UNIP Union Pacific Railroad, continued

**Party address:**

c/o CT Corporation
520 Pike Street
Seattle, WA 98101

**Contact persons:**

Bob Markworth, Environmental Manager
Union Pacific Railroad
1416 Dodge Street, Room 930
Omaha, NE 68179

Attorney

Tom Greenland, Esq.
Union Pacific Railroad
1416 Dodge Street, Room 930
Omaha, NE 68179

Local Counsel

Howard Jensen
Ogden, Murphy, and Wallace
1601 Fifth Avenue
Seattle, WA 98101
(206) 447-7000

**PRP Status: D**

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1509 St. Paul Ave.** (108) | | | |
| 8950001261 | Simpson Tacoma Land Co. | O | Unk. - Present |
| | Union Pacific Railroad | O | 1908 - 1976 |
| **1228 St. Paul Ave.** (111) | | | |

**UNIP Union Pacific Railroad, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 0320041041 | Union Pacific Railroad | O | 1906 - Present |
| **1525 East 15th Street** (75) | | | |
| 8950001652 (f.k.a. 8950001712)[38] | West Coast Grocery/SuperValu | O | 1944 - Present |
| | Union Pacific Railroad | O | 1908 - 1944 |
| **East D and 15th Street** (75) | | | |
| 8950001715 (f.k.a. 8950001712) | James Roberts, Scott Campbell/MPS Terminal Corp. | O | 1989 - Present |
| | Union Pacific Railroad | O | 1908 - 1989 |
| **East D and 15th Street** (75) | | | |
| 8950001714 (f.k.a. 8950001712) | Union Pacific Railroad | O | 1908 - Present |
| **1525 St. Paul Ave.** (103) | | | |
| 8950001382 | JAG Northwest | O/T | 1991 - Present |
| | Union Pacific Railroad | O/T | 1906 - 1991 |
| **1131 St. Paul Ave.** (136) | | | |
| 0320041034 | Jack E. Nicholson | O | Unk. |
| | Union Pacific Railroad | O | Unk. |
| **1616 St. Paul Ave.** (Unable to locate based on available information.) | | | |
| 8950001404 (f.k.a. 0320041036)[39] | Pickering Industries/JAG Northwest | O/T | 1990 - Present |
| | Union Pacific Railroad | O/T | 1906 - 1990 |
| **1616 St. Paul Ave.** (Unable to locate based on available information.) | | | |

[38] Parcel No. 8950001712 was subdivided into Parcel Nos. 8950001652, 1714, and 1715.

[39] Parcel No. 0320041036 was subdivided into Parcel Nos. 8950001404, 1405.

**UNIP Union Pacific Railroad, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| 8950001405 (f.k.a. 0320041036) | Pickering Industries/JAG Northwest | O/T | 1990 - Present |
| | Union Pacific Railroad | O/T | 1906 - 1990 |
| **21st and Canal Street** (Unable to locate based on available information.) | | | |
| 0320033020 | Union Pacific Railroad | O | 1908 - Present |
| **2018 Portland Ave.** (Unable to locate based on available information.) | | | |
| 0320033025 | Union Pacific Railroad | O | 1908 - Present |
| **East 11th Street** (Unable to locate based on available information.) | | | |
| 8950001271 | Union Pacific Railroad | O | Unk. |
| **15th Street and St. Paul Ave.** (Unable to locate based on available information.) | | | |
| 8950001450 | Union Pacific Railroad | O | 1906 - Present |
| **South 21st and Portland Ave.** (Unable to locate based on available information.) | | | |
| 5215201092 | Union Pacific Railroad | O | 1908 - Present |
| | Tri-Pak | T | Unk. |
| **1113 St. Paul Ave.** (155) | | | |
| 8950001280 | Jack E. Nicholson | O | Unk. |
| | Union Pacific Railroad | O | Unk. |
| **702 South 11th Street** (156) | | | |
| 8950001270 | Jack E. Nicholson | O | Unk. |
| | Union Pacific Railroad | O | Unk. |
| **Near Busti Street** (135) | | | |
| 0320041033 | Simpson Tacoma | O | Unk. - Present |
| | St. Regis Paper Co./Champion | O | 1976 - Unk. |
| | Union Pacific Railroad | O | 1906 - 1976 |
| **St. Paul Ave.** (112) | | | |

**UNIP Union Pacific Railroad, continued**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| 0320041042 | Western Plastics Corp. | O | 1980 - Present |
| | Union Pacific Railroad | O | 1906 - 1980 |
| **1448 St. Paul Ave.** (110) | | | |
| 0320041044 | Leisure Investment Co. d.b.a. KleenBlast | O | 1983 - Present |
| | Union Pacific Railroad | O | 1906 - 1983 |
| **1448 St. Paul Ave.** (134) | | | |
| 0320041045 | Leisure Investment Co. d.b.a. KleenBlast | O | Unk. - Present |
| | St. Regis Paper Co. | O | 1976 - Unk. |
| | Union Pacific Railroad | O | 1906 - 1976 |
| **St. Paul Ave.** (133) | | | |
| 0320041046 | Calvin Bamford, Jr. | O | Unk. - Present |
| | St. Regis Paper Co. | O | 1976 - Unk. |
| | Union Pacific Railroad | O | 1906 - 1976 |
| **21st and Canal Street** (Unable to locate based on available information.) | | | |
| 0320033023 | JAG Northwest, Inc. | O | 1991 - Present |
| | Union Pacific Railroad | O | 1906 - 1991 |
| **501 East 19th Street** (Unable to locate based on available information.) | | | |
| 0320033029 | CLR Properties | O | 1992-Present |
| | Union Pacific Railroad | O | 1908-1992 |
| **1501 East D Street** (81) | | | |
| 0320041017 | J.M. Martinac Shipbuilding | O | 1941-Present |

**UNIP Union Pacific Railroad, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Union Pacific Railroad | O | 1908 -1941 |
| **1504 East D Street** (82) | | | |
| 0320041017 | J.M. Martinac Shipbuilding | O | 1941-Present |
| | Union Pacific Railroad | O | 1908-1941 |
| **21st and Canal Street** (Unable to locate based on available information.) | | | |
| 0320033008 | City of Tacoma | O | Unk.-Present |
| | Union Pacific Railroad | O | 1908-1914 |
| **21st and Canal Street** (Unable to locate based on available information.) | | | |
| 0320033019 | City of Tacoma | O | 1975-Present |
| | Union Pacific Railroad | O | 1908-1975 |
| **1623 East J Street** (100) | | | |
| 8950001430 | Carstens Packing Co. | O | 1912-Unk. |
| | Union Pacific Railroad | O | 1906-1912 |
| **1514 East D Street** (73) | | | |
| 8950001572 | Metropolitan Parks District | O | 1984-Present |
| | Union Pacific Railroad | O | 1914-1984 |
| **1543 Dock Street** (21) | | | |
| 8950001880 | Metropolitan Parks District | O | 1984-Present |
| | Union Pacific Railroad | O/T | 1914-1984 |

**Summary of Evidence:**

Union Pacific Railroad Company, Inc. (Union Pacific), has operated a rail transportation system in the Commencement Bay area since the turn of the century. Union Pacific and the Oregon-

## UNIP Union Pacific Railroad, continued

Washington Railroad and Navigation Company, a trunk line which Union Pacific purchased in 1987, own or owned several parcels of land, most of which are thin strips, that bisect the land between the Thea Foss Waterway and the Puyallup River (PTI HF/MIUNIP1RIR062289, PRC F/WOTAXDATA090093). Of the properties currently owned by Union Pacific, the only information EPA has concerning releases of problem chemicals concerns the property at 457 East 18th Street, the Old Tacoma Yard.

457 East 18th St. (Old Tacoma Yard)

- Party owned a property upland from the Head of the Thea Foss Waterway where it fueled locomotives.
- Oil spills drained into a privately-owned storm drain which connected to the City of Tacoma storm drain that runs along East 19th Street and discharges to the waterway through.

Union Pacific operated a locomotive fueling facility on this property from approximately 1908 until July 1982. Union Pacific maintained a 20,000-gallon aboveground diesel fuel tank and a 500-gallon aboveground lubricating oil tank at the property. Both tanks had concrete secondary containment berms, and the diesel tank was situated on a cement pad. Both tanks were retired subsequent to 1982 because it was no longer necessary to maintain fueling facilities at the Old Tacoma Yard. In 1984, Union Pacific retained Shannon and Wilson to conduct a study at the request of the State of Washington. The study revealed that there was no diesel contamination below three feet at the site and that the groundwater had not been affected. In early 1984, the fueling facility structures and contaminated ballast and soil were removed and disposed of in accordance with the study recommendations (PTI HF/MIUNIP7RIR062289).

Until the early 1980s, stormwater runoff from the property drained through the Tacoma storm sewer under East 19th Street to Outfall No. 245 at the Head of the Thea Foss Waterway. At least two known releases/spills of oil to the Thea Foss Waterway are associated with the Old Tacoma Yard. Washington Dept. of Ecology Inspector Jim Oberlander received a complaint on February 16, 1982 regarding an oil spill near Johnny's Dock Restaurant. The spill was observed by Lt. Hill of the Tacoma Fire Dept., who indicated that diesel fuel had spilled over an area of approximately 30 square feet and was draining out the outfall to the waterway. During a subsequent inspection by Ecology and the City of Tacoma on February 17, water with an oily sheen was observed being discharged from Union Pacific's storm catch basin system, which was tied to the City's storm drainage system. It was also noted that the yard, where Union Pacific's engine fueling and parking occur, was very saturated with diesel fuel. Ecology notified Union Pacific in a letter dated February 25, 1982 that it was in violation of Washington State Water Pollution Law (RCW 90.48) for the discharge of fuel to the City (Thea Foss) Waterway (CACI HFUNIP3LTR022582). Approximately two months later, Ecology conducted another inspection of the Union Pacific yard and noted that discharge from the outfall east of Johnny's Dock Restaurant (Outfall No. 243) was again discharging water with a heavy oil sheen. Heavy soil contamination in the vicinity of the fueling operations was again noted, and reference is made in Ecology's Inspection Report to a comment made by a Union Pacific worker who stated that large amounts of oil, diesel, and caustics had been spilled in the area over the years (CACI HFUNIP3IR041582).

**UNIP Union Pacific Railroad, continued**

On April 21, 1982, a second complaint was logged regarding an ongoing discharge of contamination to the storm system at the Union Pacific yard. Ecology requested that the City either smoke test or use a video camera to positively identify the route of contaminated stormwater. As a result of these efforts, the City was able to confirm that the source of oils being discharged to the waterway was the Union Pacific yard. They also discovered a buried manhole in the street and several buried catch basins on Union Pacific property. After putting a high pressure hydro line into a catch basin on City property, City representatives were able to clean both the railroad's private storm line and the City-owned line to which the Railroad's private line connects, resulting in a release of oils from the lines into the waterway (CACI HFUNIP3EC042182, CACI HFUNIP3MEMO051182). On April 30, 1982, Inspectors Will Abercrombie and Darrel Anderson from Ecology met with representatives of Union Pacific, including attorney Jeff Asay, to discuss measures to be taken to mitigate ongoing releases of oil from the Union Pacific yard. Visual inspection revealed oil in all stormwater sumps on the property. Ecology and the City recommended installation of an oil/water separator to separate oil from water before discharge to the waterway. The City also sealed the storm drain and advised the railroad that it would remain sealed until Union Pacific installed an oil/water separator (CACI HFUNIP3IR043082).

Ecology issued Order No. DE 82-351 to Union Pacific on June 7, 1982, requiring the railroad to take action, specifically in the form of the submission a Spill Prevention Control and Countermeasure (SPCC), installation of system upgrades (oil/water separator) that would permanently control spills and oily runoff to the City storm sewer and ground, and institution of a groundwater monitoring program (CACI HFUNIP3AO060782). On June 2, 1983, Ecology amended the original Order to include submission of a preliminary plan detailing the scope of work for a geohydrological study (CACI HFUNIP3AO060283). The Order was amended once more on September 12, 1983, removing the requirement of the SPCC since the railroad was no longer handling or storing oil at the Tacoma diesel fueling yard (CACI HFUNIP3AO091283).

Union Pacific's records show a payment in June of 1982 to the City of Tacoma in the amount of $1,227.27 for the costs associated with the cleanup of the 1982 oil spill at the Old Tacoma Yard (PTI HF/MIUNIP7RIR062289). Union Pacific also retained Shannon and Wilson to undertake a groundwater investigation at the property pursuant to the provisions in Order No. DE 82-351. Shannon and Wilson concluded that any diesel fuel originating as intermittent spillage over a long period of time had migrated to and was contained by the perched aquifer directly below the retired fueling facility. No floating oil layer was present on the perched aquifer at the four groundwater monitoring wells, and no hydrocarbon odor was detected in the soil samples obtained during the well installation. Although oil and grease concentrations varied from 4.2 to 18 ppm in the four perched aquifer monitoring wells, these were considered very low for a perched aquifer with a water table that varied from one and one-half to three feet below the former railroad fueling yard. Based on the fact that diesel fuel was not detected in any monitoring well at a detection limit of 1.3 ppm, Shannon and Wilson concluded that diesel fuel originating in the fueling area had not migrated in readily detectable amounts to the monitoring wells. The monitoring wells were located approximately 100 feet south-southwest, 250 feet southeast, 125 feet north, and 300 feet west-northwest of the fueling area. Shannon and Wilson's recommendation was removal and disposal of the upper one foot of diesel-stained ballast and soil at and immediately adjacent to the refueling track. It was also recommended that removed soil be replaced with compacted fine-grained soil,

mounded at the surface to divert rainfall runoff away from the area (CACI HFUNIP7TR090183). In 1984, the fueling facility structures (including aboveground tanks) and contaminated ballast and soil were removed and disposed of in accordance with the study recommendations (PTI HF/MIUNIP7RIR062289).

In September of 1982, a derailment of a Union Pacific train at the Burlington Northern crossing near the Old Tacoma Yard ruptured a fuel tank and spilled 2,200 gallons of diesel fuel. According to Union Pacific, dikes were built to retain the spilled fuel until it could be recovered. State and Federal agencies were notified but no documents in the file or database indicate that further regulatory action was required or undertaken (PTI HF/MIUNIP7RIR062289).

East D and 15th Streets

AGI Technologies (AGI), who conducted a Site Condition Evaluation for UPRR in 1994 and 1995, indicated that the railroad had previously used the property at 457 East 18th Street as a locomotive refueling facility for its Tacoma Yard prior to 1984. Shannon and Wilson, who investigated the site in 1983 on behalf of UPRR, indicated that low concentrations of TPH were noted in surface soil and shallow , perched groundwater. AGI Technologies, who conducted a Site Condition Evaluation for UPRR in late 1994 and early 1995, indicated in their letter report to the railroad that UPRR removed the refueling facility and its associated tanks and pipes, as well as shallow TPH-bearing soils, when it ceased operations in 1984. In approximately 1989, much of the former UPRR Tacoma Yard was paved, and catch basins in the new pavement were directed to Outfall 245, which drains to the Head of Thea Foss Waterway. According to AGI, the yard would not have contributed storm water to the storm drain system until after 1989 (CACI HFUNIP7LTR012795).

**Outstanding Issues:**

No information regarding pathways to the Thea Foss or Wheeler-Osgood waterways or releases of problem chemicals from the other properties currently owned by Union Pacific in the area is documented in the database or party file.

Union Pacific operated a railroad drawbridge over the head of the Thea Foss Waterway until 1984. No information regarding the bridge is documented in the file or database.

Union Pacific asserts that, based on its review of a 1988 Tacoma Pierce County map of storm sewers and outfalls, aerial photographs, and Ecology Milestone Reports, that the drainage from the Old Tacoma Yard flows away from the Thea Foss Waterway and towards the Puyallup River. Union Pacific also submitted an April 8, 1983 Union Pacific Memorandum and map of the East 18th and 19th Street storm sewers showing no direct connection between the Old Tacoma Yard and the Thea Foss Waterway (CACI HFUNIP7RIR041197, PTI HF/MIUNIP7RIR062289).

AGI Technologies (AGI), who undertook a Site Condition Evaluation in late 1994 on behalf of the

**UNIP Union Pacific Railroad, continued**

Railroad, have opined that the storm sewer along South 21st Street, which enters the Thea Foss Waterway at Outfall No. 243, would have received water from the southwest ditch of the Old Tacoma Yard only under extreme high water conditions. AGI also indicated in their report that water originating more than 1,800 feet east of the Thea Foss, including the southwest ditch of the Old Tacoma Yard, drains to the Puyallup River. Lastly, AGI has indicated that the storm sewers along South 18th and 19th Streets, which discharge to the Thea Foss Waterway at Outfall Nos. 248 and 245, respectively, likely did not receive stormwater from the Old Tacoma Yard until the expansion of the storm sewer system, which occurred after MPS, Inc. acquired Parcel No. 8950001715 from Union Pacific in 1989 (CACI HF/MIUNIP7RIR062289).

Ecology does not consider Union Pacific to be a current source of contaminants to the Thea Foss Waterway (CACI HFMILE3060193). Union Pacific is considered to be a current owner under CERCLA for Parcel No. 8950001715 at East D and 15th Street (MPS/Campbell/Roberts), and Parcel Nos. 0320041044, 1045 at 1448 St. Paul Ave. (Leisure Investments/Kleen Blast).

**Corporate History:**

The Oregon-Washington Railroad and Navigation Company, Inc. (OWR&N) was merged into Union Pacific Railroad Company on December 30, 1987. OWR&N no longer exists as a corporate entity. Union Pacific was incorporated in Utah in 1897 and is a subsidiary of Union Pacific Corporation of Omaha, Nebraska (PTI HFUNIP1RIR062289).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | Follow-up 104(e) Request for Information to Union Pacific Railroad Company - RFI (CACI HFUNIP1RFI013197) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information to Union Pacific Railroad Co., Inc. - GNL/RFI (No copy in file.) |
| 9/12/83 | Ecology Administrative Order, Second Amendment, Docket No. DE 82- 351, Union Pacific Railroad Company - AO (PRC HFUNIP3AO091283) |
| 6/02/83 | Ecology Administrative Order, First Amendment, Docket No. DE 82-351, Union Pacific Railroad Company - AO (PRC HFUNIP3AO060283) |

6/07/82 Ecology Administrative Order to Union Pacific, Docket No. DE 82-351, Union Pacific Railroad Company - AO (PRC HFUNIP3AO060782)

**Descriptions of Documents Related to Union Pacific Railroad:**

CACI HFUNIP1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered Union Pacific Railroad's status as a PRP at the CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Company. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP7LTR032097: 03/20/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Co. Request for an additional 25-day extension of time in which to respond to EPA's 104(e) request regarding Union Pacific's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR7RIR022597: 02/25/97. Lynne N. Lasater, Manager, Safety/Compliance, Truck Rail Handling, Inc. Response of Truck Rail Handling to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP7LTR021497: 02/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Co. Request for a 15-day extension of time in which to respond to EPA's 104(e) request regarding Union Pacific's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP1RFI013197: 01/31/97. LeRoy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the Union Pacific Railroad Co.'s activities near the Thea Foss and Wheeler-Osgood Waterways. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI MIUNIP7RIR053196: 05/31/96. T. Greenland, Environmental Counsel, Union Pacific Railroad Co. Response to 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI MIUNIP1LTR043096: 04/30/96. E. Hale, EPA Region 10. Acknowledges request by Union Pacific for an extension of time during which to respond to EPA's request for information and

grants extension until 5/31/96. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI MIUNIP7LTR042396: 04/23/96. T. Greenland, Environmental Counsel, Union Pacific Railroad. Interim response and request for extension of time during which to respond to 104(e) request for information. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MIUNIP1RFI032996: 03/29/96. L. Loiselle, EPA Region 10. Follow-up request for information to James Dolan re Union Pacific Railroad. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP7LTR012795: 01/27/95. R. Markworth, Mgr. Environmental Site Remediation, Union Pacific Railroad Co. Transmits report prepared by AGI Technologies describing Union Pacific's current understanding of Railroad property conditions near Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI MIUNIP3IR080493: 08/04/93. Ecology. UBAT Inspection Report for Union Pacific Railroad. No suspected contaminants noted. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3LTR031193: 03/11/93. Christine Neumiller, Ecology. Transmits Ecology's comments on draft Hydrogeologic Characterization Report for the former Milwaukee Rail Yard. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFBURL5PASI121492: 12/14/92. Bison Engineering, Inc. Phase II environmental site investigations of several Glacier Park properties for sale to the City of Tacoma; includes PAH, metal, TPH soil sampling (20,640 mg/kg HPAH). Document type: Preliminary Assessment/Site Investigation. Enforcement quality: Documents supplied by PRPs/agents.

PTI MIPAXM9NTS080889: 07/19/89. Tetra Tech. PRP Search Contact Report re Paxport Mills. Document type: Notes. Enforcement quality: Notes by PTI/Tt/CACI during file reviews.

PTI HF/MIUNIP7RIR062289: 06/22/89. Union Pacific Railroad Co. Response to Request for Information from Union Pacific Railroad Company. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP1TCR060189: 06/01/89. M. Stoner, EPA Region 10. Approves request by Union Pacific for an extension of time in which to respond to EPA's request for information. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP7LTR052589: 05/25/89. Nancy Roberts, Union Pacific Railroad. Request for an extension of time in which to respond to EPA's request for information to Union Pacific/Oregon-Washington Railroad. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**UNIP Union Pacific Railroad, continued**

CACI HFUNIP1TCR052589: 05/25/89. Lynne Kershner, EPA Region 10. Re request by Nancy Roberts of UPRR for copy of Executive Summary and IAP of RI/FS. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP1TCR051589: 05/15/89. M. Stoner, EPA Region 10. Re request by Nancy Roberts of UPRR to be placed on mailing list for future contact. Document type: Telephone contact report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP11CAR062088: 06/20/88. WA Secretary of State. Corporate License Renewal/Annual Report for Union Pacific Railroad Company. Document type: Corporate Annual Report. Enforcement quality: Standard reference documents.

PRC HFUNIP11CAR111687: 11/16/87. WA Secretary of State. Corporate License Renewal/Annual Report for Oregon-Washington Railroad and Navigation Company. Document type: Corporate Annual Report. Enforcement quality: Standard reference documents.

CACI HFUNIP3EC061185: 06/11/85. Clark Haberman, Ecology. Environmental Complaint re spill of chlorine gas at rail yard at 457 East 18th in Tacoma. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3LTR110483: 11/04/83. Jeff S. Asay, Union Pacific Railroad. Transmits copy of UP Chief Engineer R.M. Brown's 10/27/83 letter to D. Anderson and copy of report of Shannon and Wilson's groundwater investigation. (Note: Brown's letter not included.) Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP3AO091283: 09/12/83. Bruce Cameron, Ecology. Second Amendment to Ecology Order No. DE 82-351 to Union Pacific Railroad. Removes requirement for submission of Spill Prevention Control and Countermeasure. Document type: Administrative Order. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP7TR090183: 09/01/83. Shannon and Wilson, Inc. Groundwater Investigation at Retired Switch Engine Fueling Facility Tacoma, WA Yard. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP3AO060283: 06/02/83. Bruce Cameron, Ecology. First Amendment to Ecology Order No. DE 82-351 to Union Pacific Railroad. Requires submission of a plan detailing work for a hydrogeological study. Document type: Administrative Order. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3AO060782: 06/07/82. Bruce Cameron, Ecology. Ecology Order No. DE 82-351 to Union Pacific Railroad in response to an oil spill that occurred on 2/16/82 from the Union Pacific fueling yard in Tacoma, WA. Document type: Administrative Order. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3MEMO051182: 05/11/82. Darrell Anderson, Ecology. Recommendation for

**UNIP Union Pacific Railroad, continued**

Regulatory Notice and Order to Union Pacific Railroad for discharge of oils to City Waterway via the 19th St storm drain system. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3IR043082: 04/30/82. Will Abercrombie, Darrell Anderson, Ecology. Re meeting and inspection to discuss mitigating measures to eliminate oil contamination. Recommends installation of oil/water separator to remove oil before discharge to Waterway Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3EC042182: 04/21/82. Will Abercrombie, Ecology. References cleanout of storm drain lines. Large amount of oil removed from lines using high velocity water. Oil collected using Ecology booms was picked up by Airo Services. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3IR041582: 04/15/82. Frank Monihan, Ecology. Notes discharge of heavy oil sheen from outfall east of Johnny's Dock, drainage of oil into onsite storm drain, and heavily contaminated soil in the vicinity of fueling and parking area. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3MEMO030482: 03/04/82. Miles M. Kuntz, Ecology. Advises that sample from Johnny's (Dock) storm outfall, Olympia lab No. 82-834, was tested for ignitability at several temperatures (up to 220 F) and did not ignite. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3LTR022582: 02/25/82. Jim Oberlander, Ecology. Advises Union Pacific that it is in violation of RCW 90.48 for the discharge of diesel fuel to the City Waterway. Outlines immediate steps to be taken to prevent further discharges. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFUNIP3EC021682: 02/16/82. Jim Oberlander, Ecology. Report of diesel and gasoline spill in the vicinity of Johnny's Dock Restaurant, which resulted in a discharge from storm drain to waterway. Spill is attributed to Union Pacific RR. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

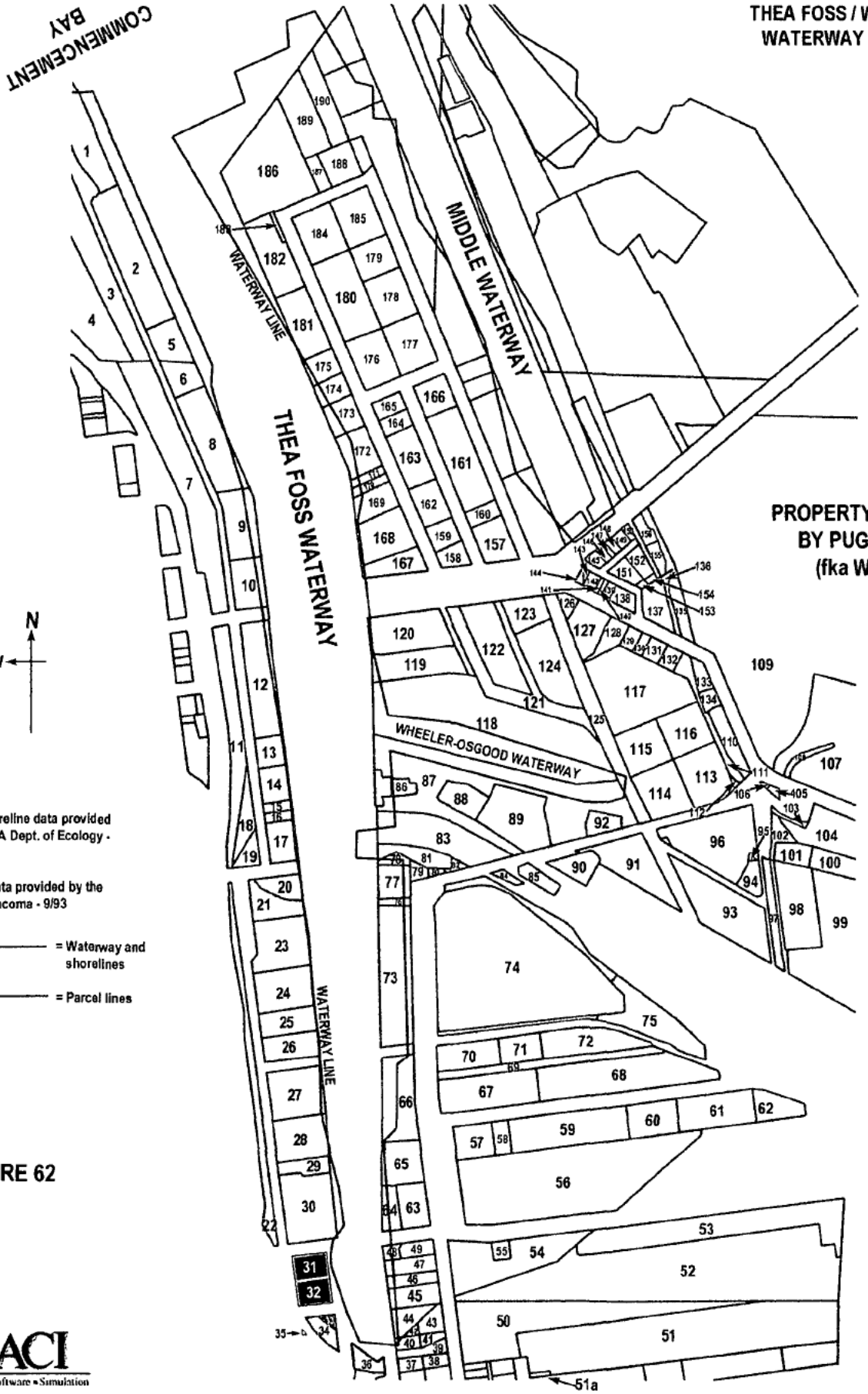



FIGURE 62

CACI
Systems • Software • Simulation

**WANG Washington Natural Gas**
**(Puget Sound Energy), continued**

**Party address:**

Dock Street and 22nd Street/
South 22nd Street and City Waterway/
10th and A Street
Tacoma, WA

**Contact persons:**

Steven Secrist, Esq.
Staff Counsel
Puget Sound Energy
P.O. Box 1869
815 Mercer Street
Seattle, WA 98111
(206) 224-2353

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **Dock Street (Block 2101)** | | | |
| Lots 8 - 12[40] | WA Dept of Transportation | O | 1985 - Present |
| | Unknown | - | - |
| | WA Natural Gas (as successor to WA Gas and Electric Co.) | O | 1928 - 1965 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923 - 1927 |
| | Tacoma Gas and Electric Co. | O | 1921 - 1923 |

[40] Tax parcel no longer exists for this block.

**WANG Washington Natural Gas (Puget Sound Energy), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909 - 1921 |
| **Dock Street (Block 2201)** (33) | | | |
| 2022010010 | WA Dept of Transportation | O | 1964 - Present |
| | Unknown | - | - |
| | WA Natural Gas (as successor to WA Gas and Electric Co.) | O | 1928 - 1945 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923 - 1927 |
| | Tacoma Gas and Electric Co. | O | 1921 - 1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | | 1909 - 1923 |
| **South 22nd and City Waterway** (33) | | | |
| 8950001810 | City of Tacoma | O | 1982 - Present |
| | Ferrous Financial Services | O | 1982 - 1982 |
| | Earl F. And Joanne R. Hagen | O | 1975 - 1982 |
| | Dillingham Corp. | O | 1969 - 1975 |
| | Foss Launch and Tug Co. | O | 1956 - 1969 |
| | American Tar Co. | T | 1956 - 1967 |
| | Rayonier Co. | T | 1938 - 1940 |
| | Rainier Pulp and Paper Co. | T | 1937 - 1937 |
| | Signal Oil and Gas Co. | T | 1933 - 1936 |
| | Lawrence Warehouse Co. | T | 1932 - 1932 |
| | Liberty Petroleum Co. | T | 1932 - 1932 |

**WANG Washington Natural Gas (Puget Sound Energy), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | H. Earl Thompson and Elmer Wright | T | 1931- 1931 |
| | WA Natural Gas (as successor to WA Gas and Electric Co. ) | O | 1928 - 1956 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923 - 1927 |
| | Tacoma Gas and Electric Co. | O | 1921 - 1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909 - 1921 |
| **10th and A Street** (Unable to locate based on available information.) | | | |
| | Unknown | - | - |
| | WA Natural Gas (as successor to WA Gas and Electric Co.) | O | 1928 - 1963 |
| | PacifiCorp (as successor to Mountain States Power Co.) | O | 1923 - 1927 |
| | Tacoma Gas and Electric Co. | O | 1921 - 1923 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909 - 1921 |

**Summary of Evidence:**

- Washington Natural Gas (Puget Sound Energy) is the corporate successor to WA Gas and Electric Co.
- WA Gas and Electric owned three parcels near the Head of Thea Foss Waterway where previous owners operated a coal gasification plant.
- The presence of several components of coal tar, including PAHs, benzene, ethyl benzene, toluene, and xylene in groundwater beneath the site have been documented by Ecology.

**WANG Washington Natural Gas**
**(Puget Sound Energy), continued**

- Coal tar and free tar have been observed entering the Head of the Thea Foss Waterway from shallow sediments along the shoreline.

[See narratives for Advance Ross, PacifiCorp, WA Dept. of Transportation.]

WA Natural Gas (WNG), as a successor to WA Gas and Electric Company (WG&E), is a former owner/operator of the Tacoma Coal Gasification Site, bounded by South 21st and South 24ths Streets, and A Street and the Thea Foss Waterway. WG&E obtained portions of the Tacoma Coal Gasification Site and operation from Mountain States Power (MSPC) in 1927. MSPC had obtained the operation from Tacoma Coal and Fuel Company in 1923 (CACI HFWANG3LTR122192).

The WA Dept. of Ecology (Ecology) found in March of 1993 that WNG is a Potentially Responsible Person (PLP) for the release of hazardous substances at the Coal Gasification Site (PRC HFWANG3PLP030493).

Coal Gasification Site History

From 1884 until 1924, a coal gasification plant was operated adjacent to A Street between South 21st and South 23rd Streets. Feedstock of anthracite and sub-bituminous coal were processed into water gas which provided Tacoma with its first municipally-generated gas for lighting and heating. After the initial construction, three 105,000 gallon crude oil storage tanks were added to the complex, East of the gasification plant, and across Winthrop Ave. (now Dock Street) (CACI HFWASD3MEMO082792).

In 1924, the plant was deactivated, having been replaced by the new coal gasification plant constructed on the tideflats. Although the initial coal gas plant had ceased production, at least one gas holder remained onsite until the 1970s. At the time of the plant's deactivation, the plant was owned and operated by the Mountain States Telephone Company. The plant was abandoned, and remained so until it was finally demolished over a period of several years. These holdings were purchased by the Washington Gas and Electric Co. in 1927 or 1928. No information indicates that the three 105,000-gallon storage tanks had been removed as part of the plant deactivation. "Early" photos indicate the presence of the tanks. A 1970 aerial photo of the site indicates that the area had been filled and graded but that the tanks were no longer visible (CACI HFWASD3MEMO082792).

Coal Gasification Site Ownership History

The Tacoma Coal Gasification Plant began operation in 1884 after the Tacoma City Council granted a charter for gas production and Tacoma Light and Power was incorporated. Chicago-based HMBC assumed operation of the plant in 1909. In 1910, the Pierce County Council renewed the charter granted in 1884 and title to the property was deeded to Tacoma Gas Co. (TGC), which was owned by Standard Gas and Electric Co. (SG&E). As of 1912, TGC stock and voting control was held jointly by HMBC and its subsidiary, SG&E. In 1919, HMBC sold its stock

**WANG Washington Natural Gas (Puget Sound Energy), continued**

and options to SG&E, and HMBC became a financial institution. Byllesby Engineering and Management Co. (BEMC) was also incorporated in 1919 as a subsidiary of SG&E. Historical documents show that officers and directors of TGC appeared to be mostly Chicago members of the Byllesby organization during the period 1911 to 1918. Between 1918 and 1923, all officers and directors of TGC were Byllesby individuals. In 1923, Mountain States Power (MSPC) obtained ownership of the site and provided a lease and operating agreement to Tacoma Gas & Fuel (TG&F), whom a Public Service Commission Report showed as a division of MSPC. WA Gas and Electric (WG&E), WA Natural Gas' predecessor, became owner of the site in 1928 when Mountain States Power deeded the property to WG&E. During the same year, TG&F deeded the "operations" at the former coal gasification site to WG&E (CACI HFWANG3ORG010193). In 1956, WG&E changed its name to WA Natural Gas (CACI HFWANG7RIR031197). MSPC merged with Pacific Power and Light Co. (PPLC) in 1954, with PPLC being the surviving corporation. PPLC then merged with UT Power and Light Co., and in 1989, the name was changed to PacifiCorp dba Pacific Power and Light Co. (CACI HFPPAC7RIR041197).

Recent Investigations

During geotechnical boring in 1984, preparatory to construction of the SR 705 Spur, unexpected deposits of coal tar were discovered by the consulting firm of Hart Crowser and Associates. Subsequent exploration revealed the presence of three buried tank structures containing coal tar and other waste materials associated with coal tar gasification processes. In addition, free coal tar, oily soils and silts, and cinders were found in discontinuous locations throughout the Spur ROW. During 1984, Hart Crowser drilled 29 additional boreholes in and around the ROW to determine the extent of the contamination. Using this data, as well as field observation, estimates of contaminated materials in the Spur ROW (upland area) were developed (CACI HFWASD3MEMO082792).

During the construction of the SR 705 Spur highway, extensive deposits of waste material generally known as coal tar, contaminated soils, and contaminated groundwater were discovered on the site. Portions of the contaminated materials encountered during the excavation activities were removed from the site. Additional contaminated materials were present, but were not directly in the way of the construction project. Contaminants of particular concern included PAHs, as well as several other chemicals common to coal tar type wastes (CACI HFWANG3LTR122192, CACI HFTACO3AGO102893).

During the Spring and summer of 1992, Ecology determined that coal tar contaminants continue to pose a threat to the upland and near-shore portions of the property, as well as the Thea Foss Waterway itself. Sampling confirmed that coal tar contaminants have been entering storm drain structures in the Spur ROW and making their way via the storm runoff system to the waterway. A sample taken from a stormwater catch basin in the DA-1 Line consisted of sludges containing 1,366,000 ug/Kg total PAH. Sediment Cleanup Levels for PAH in the Commencement Bay Nearshore/Tideflats area are 22,200 ug/Kg. Smoke tests on the drain system confirmed that it drained to the waterway via the Twin 96er outfall system (CACI HFWANG3LTR122192, CACI HFTACO3AGO102893).

**WANG Washington Natural Gas**
**(Puget Sound Energy), continued**

Contaminant pathways from the site to the waterway have been established, and direct discharge of contaminants into the waterway via the intertidal zone has been documented. Additionally, Ecology has stated that continued contamination of groundwater by coal tar wastes left on-site appears to be occurring. Samples of intertidal zone sediments indicate that coal tar contaminants are present in this portion of the property. One sediment sample contained 33,800 ug/Kg PAH. Free tar was observed entering the waterway from shallow sediments along the shoreline. A sample from the waterway contained 4,471 ug/L PAH in the aqueous phase; 125,980,000 ug/L in the organic phase. The Marine Acute Toxicity standard for PAH is 300 ug/L (CACI HFWANG3LTR122192, CACI HFTACO3AGO102893).

The properties with which Washington Natural Gas Co./Puget Sound Energy (WNGC) has been associated near the Tacoma Coal Gasification Site are properties that WNGC's predecessor, Washington Gas and Electric Company (WG&E), acquired from Mountain States Power (MSPC) in 1928. MSPC acquired the property from the Tacoma Gas and Fuel Company (TGFC) in 1923 (CACI HFWANG3LTR122192). Although the coal gasification plant ceased operation in 1923 and was subsequently demolished, at least one methane holder, also known as a gasholder, remained on the site until the 1970s. According to WNGC, the parties who operated the manufactured gas plant prior to WG&E's ownership of the property, either by themselves or through predecessors, were Advance Ross and PacifiCorp. The sole remaining structure, the above-ground methane holder, was leased out to third parties by WG&E for short-term storage (CACI HFWANG7RIR031197).

Dock Street and 22nd Street (Lots 8 to 12 Block 2101)/Dock Street (Block 2201)

The manufactured gas plant was operated at Blocks 2101 and 2201 Dock Street from 1884 to 1923. WNGC learned that the site was used as a coal carbonization and later carbureted water gas plant to produce methane for street lighting, cooking, and heating. There were two methane storage facilities, or gasholders, on Block 2201 that were used from the date the plant was built in 1884 until the demolition of the plant in 1923. These two gasholders were designed for the storage of methane but historical information indicates that they were used towards the end of their life for oil storage and as relief holders. Relief holders are the receptacles to which hot gas is pumped after being manufactured and are the place where PAHs and/or BTEX might be expected to precipitate. A third gasholder located on Block 2101 that was constructed in 1905 remained after the demolition of the plant and was used until 1956. This third gasholder was used exclusively for the storage of methane. According to WNGC, the WA Dept. of Transportation (WDOT), during the construction of SR705, did not encounter the underground portions of the structure or the liquid waste that was encountered on Block 2201. WDOT discovered evidence of contamination on Blocks 2201 and 2101, the majority of which was contained in the remnants of the concrete holder and the two gasholders situated on Block 2201. Because the remnants of the underground structures were discovered by WDOT during the construction of SR705, WNGC presumes that the structures would have been present during its ownership (1928 - 1945). The apparatus and structures left on Block 2201 after demolition of the manufactured gas plant include the underground portion of the two gasholders and the underground concrete pit. The materials that were left on Block 2201 after the demolition in 1923 include PAHs, semi-volatile

**WANG Washington Natural Gas**
**(Puget Sound Energy), continued**

organics, and volatile organics (CACI HFWANG7RIR031197).

South 22nd and City Waterway (Block 56)

This property housed three oil storage tanks used in conjunction with the manufactured gas plant from approximately 1905 until its demolition in 1923. When WG&E acquired the property in 1928, the tanks were leased to various third parties for storage until the property was sold in 1956. Bunker C oil was reportedly stored in these tanks during the operation of the gas manufacturing plant; thereafter lessees stored unknown products in the tanks (CACI HFWANG7RIR031197).

101 South 10th Street

The building on this property served as the corporate offices of WNGC's predecessor, WG&E. The building on the property was used exclusively for office staff and was not associated in any other way with the plant operations (CACI HFWANG7RIR031197).

**Outstanding Issues:**

Each party that was affiliated with the former Coal Gasification Site responded differently as to the time frame that each party was present at the site and the identification of the parcels with which each was associated. The information contained in the above chart denoting properties associated with WNGC is based primarily on information provided by WNGC. Information provided by other Coal Gasification Site parties, including Advance Ross, PacifiCorp, and the WA Dept. of Transportation, was used in instances in which gaps existed in the information provided by WNGC.

Evidence of WNGC's activities on the coal gasification site, including demolition, excavation, grading, and removal of contaminated materials, needs to be further developed.

More information about the activities MSPC and WG&E conducted on the site should be developed. Aerial photos of the 1920s or 1930s would be helpful.

**Corporate History:**

WG&E was incorporated in 1926, and changed its name in 1956 to Washington Natural Gas. It operated under that name until its acquisition by Puget Sound Energy in 1997.

**Administrative Actions:**

| Date | Document |
|---|---|

**WANG Washington Natural Gas (Puget Sound Energy), continued**

| | |
|---|---|
| 1/31/97 | General Notice Letter, WA Natural Gas (Puget Sound Energy) - RFI<br>(CACI HFWANG1GNL/RFI013197) |
| 10/28/93 | Agreed Order No. DE 93TC-S166, In the Matter of Remedial Action by City of Tacoma, Washington State Dept. of Transportation, Washington Natural Gas, PacifiCorp, Advance Ross Corp., and Waterway Properties, Inc. - AGO<br>(CACI HFTACO3AGO102893) |

**Descriptions of Documents Related to WA Natural Gas (Puget Sound Energy):**

CACI HFWANG1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered WA Natural Gas' status as a PRP at the CB/NT site. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFADVR7RIR041897: 04/18/97. Randy M. Joseph, President, VP, Treasurer and Assistant Secretary, Advance Ross Sub Company. Response of Advance Ross to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG7RIR031197: 03/11/97. Stephen Secrist, Staff Counsel, Washington Natural Gas. Response of Washington Natural Gas to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to WA Natural Gas (Puget Sound Energy). Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5SCR112995: 11/29/95. Karen Crockett, Senior Laboratory Analyst, Tacoma Public Works Utility Services Laboratory. Coal Tar Fingerprint Analysis for Foss Round 2 Core Samples. Document type: Source control report. Enforcement quality: Undocumented data from any source.

CACI HFTACO3AGO102893: 10/28/93. Dept. of Ecology. Agreed Order No. DE 93TC-S166

**WANG Washington Natural Gas**
**(Puget Sound Energy), continued**

between the City of Tacoma, Washington DOT, Washington Natural Gas, PacifiCorp, Advance Ross Corp and Waterway Properties, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3PLP022593: 02/25/93. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO012793: 01/27/93. Dept of Ecology. Tentative Agenda for Tacoma Coal Gasification Site investigation and remediation of contamination affecting upland soils and groundwater and Thea Foss Waterway. Includes Tacoma Gasification Site Owner/Operator History. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWANG3ORG010193: 01/01/93. Marv Coleman, Ecology. Organizational chart titled Coal Gasification Site Owner/Operator History. Document type: Organizational Chart. Enforcement quality: Documents from agencies/agents.

CACI HFWANG3LTR122192: 12/21/92. Marv Coleman, Commencement Bay Inspector/Site Manager, Dept of Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

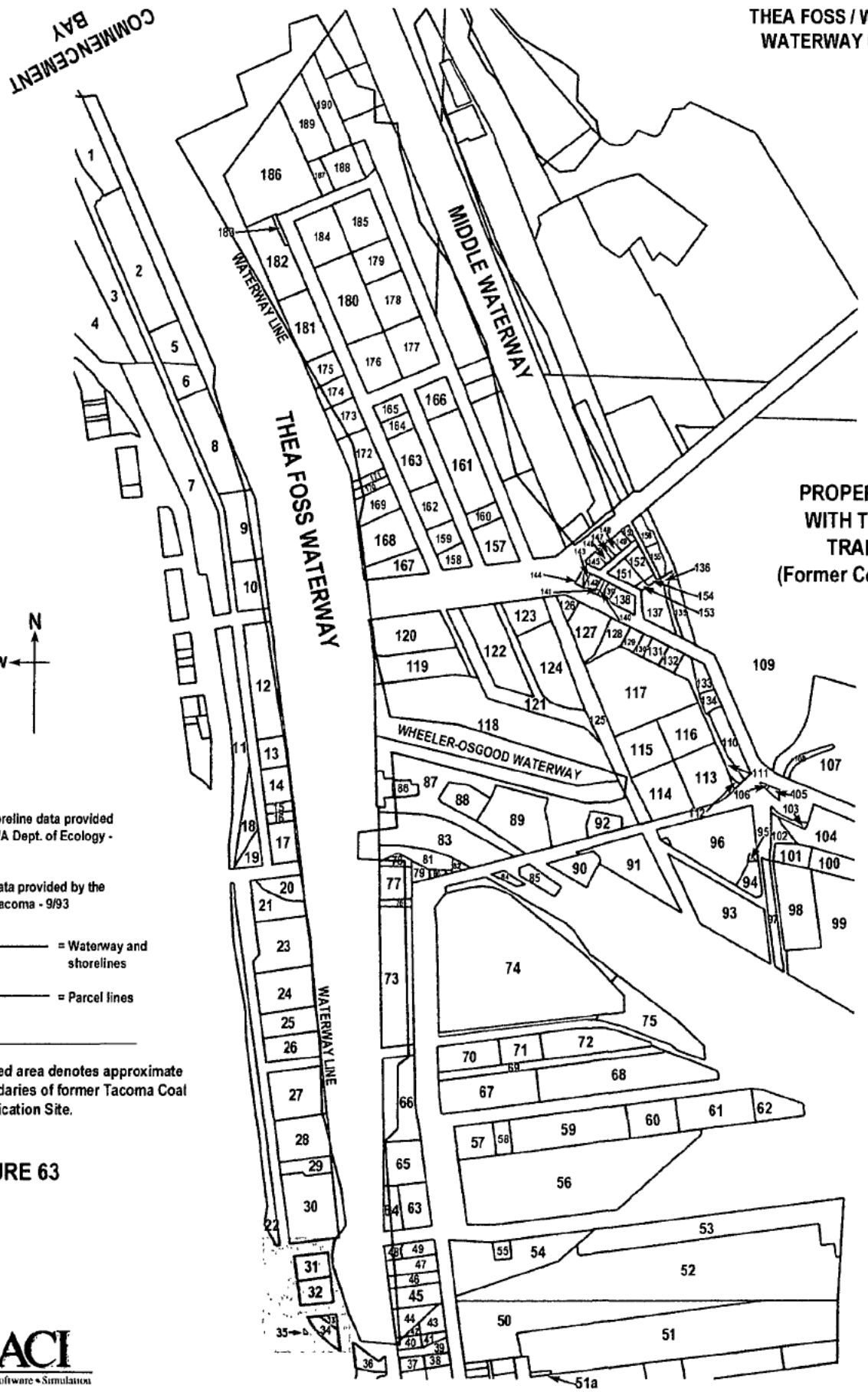
CACI HFWASD1LTR093092: 09/30/92. Lori Cohen, Superfund Site Manager, EPA. Response to Ecology's Technical Memorandum for the Tacoma Spur Coal Gasification Facility - Head of the Thea Foss Waterway, CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWANG3MEMO082792: 08/27/92. Dave Smith, Ecology. Technical Memo for Tacoma Spur Coal Gasification Facility, Head of Thea Foss Waterway. Includes site history, previous investigation, recent investigation and activities, and recommendations. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWASD8PSA050589: 05/05/89. Hart Crowser & Associates. Preliminary Examination of Potential Sources of Contamination to the Head of Thea Foss Waterway - Former Coal Gasification Facility, SR 705 Spur Site, and Upland Storm Runoff. Document type: Contractor report. Enforcement quality: Undocumented data from any source.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

[1]Shaded area denotes approximate boundaries of former Tacoma Coal Gasification Site.

**FIGURE 63**

CACI
Systems • Software • Simulation

**WASD Washington Dept. of Transportation, continued**

**Party address:**

5720 Capitol Boulevard, Tumwater
P.O. Box 47440
Olympia, WA 98504-7440

**Contact persons:**

Washington Dept. of Transportation
c/o Kenneth M. Stone
Regional Environmental Manager
P.O. Box 47440
Olympia, WA 98504-9327
(360) 357-2600
(360) 357-2601 (fax)

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **24th and A Street** | | | |
| 0000000006 | WA Dept. of Transportation | O | 1983 - Present |
| | Washington Floral Service | O/T | 1964 - 1983 |
| | Home Electric Company, Inc. | O/T | 1953 - 1964 |
| | Terminal Investment Company, Inc. | O/T | 1945 - 1953 |
| | Washington Gas and Electric Company, Inc. (aka Washington Natural Gas, Inc. and currently Puget Sound Energy) | O/T | 1927 - 1945 |

**WASD Washington Dept. of Transportation, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Mountain States Power Co., Inc. | O/T | 1923 - 1927 |
| | Tacoma Gas and Fuel Co., Inc. | O/T | 1918 - 1923 |
| | Tacoma Gas Co., Inc. | O/T | 1910 - 1918 |
| | Tacoma Gas Light Co., Inc. | O/T | 1906 - 1910 |
| | Tacoma Gas and Electric Light Co., Inc. | O/T | 1885 - 1906 |
| | Tacoma Light and Water Co., Inc. | O/T | 1884 - 1895 |

**Summary of Evidence:**

- Party owns property upland from the head of the Thea Foss Waterway where previous owners operated a coal gasification plant.
- Party's highway construction activities and facilities released coal tar contamination to the waterway.
- Groundwater migration and surface water runoff reportedly released PAHs from coal tar-contaminated soils to the waterway.
- Highway runoff containing PAHs, metals, and petroleum drains from the right-of-ways to Interstate 5, State Routes 509, 7, and 16 to the Head of the Thea Foss Waterway.

Tacoma Spur State Route 705 Site

From 1884 until 1924, a coal gasification plant was operated adjacent to A Street between South 21st and South 23rd Streets. Feedstock of anthracite and sub-bituminous coal were processed into water gas to provide the City of Tacoma with its first municipally generated gas for lighting and heating. After the initial construction, three 105,000 gallon crude oil storage tanks were added to the complex. In 1924, the plant was deactivated and replaced by a new coal gasification plant upland which was constructed on the tideflats (the Tacoma Tarpits). In 1924, the plant was owned by the Mountain States Power Co., an affiliate of H.M. Byllesby Co. (Byllesby) of Chicago, IL. Byllesby's holdings were purchased by the Washington Gas and Electric Co. in 1927, and were later abandoned and demolished over a period of several years (CACI HFWASD3MEMO082792).

**WASD Washington Dept. of Transportation, continued**

In 1983, the Washington Department of Transportation (WDOT) acquired the land between A Street and Dock Street from 21st Street to 24th Street as part of its acquisition of the right of way for the Tacoma Spur State Route (SR) 705 construction project. This land, which is upland from the head of the Thea Foss Waterway, is currently designated as parcel number 0000000006; it was previously designated as parcels number 2021010030, 2021010010, 1013010010, and 2023010020 (PRC F/WOTAXDATA090093, PTI HFWASD7RIR062789). During geotechnical boring in 1984, preparatory to construction of the SR-705 Spur, unexpected deposits of coal tar were discovered by WDOT's consultant Hart Crowser and Associates (Hart Crowser). Subsequent exploration revealed the presence of three buried tank structures containing coal tar and other waste materials associated with coal tar gasification processes. In addition, free coal tar, oily soils and silts, and cinders were found in discontinuous locations throughout the Spur ROW. Later in 1984, Hart Crowser drilled an additional 29 boreholes in and around the ROW to determine the extent of the contamination. Using this data, as well as field observation, estimates of contaminated materials in the Spur ROW (upland area) were developed (CACI HFWASD3MEMO082792).

The coal tar, which contained concentrations of PAH, was identified as the contaminant of concern and characterized as "extremely hazardous waste" pursuant to Washington State Law (WAC 173-303). The tar was visually identifiable as tar or tar-like material, and generally had PAH concentrations that required treatment as extremely hazardous or dangerous waste (PAH total greater than 1 percent or single carcinogen of greater than 100 mg/kg). Oily silt or sand was identified as having a generally dark to black appearance and a strong "creosote-like" odor. They were under 200 mg/kg in total PAH concentration and were classified as "dangerous waste." The areal and volumetric distribution of the three types of materials was initially estimated based on the results of the soil borings and lab results. Estimates for the initial volumes of the tar and oily silt or sand were made based on areal distribution maps and cross sections prepared for the site. When foundation excavation revealed the presence of significantly more tar waste placed within the remains of the old gasoline storage tanks, the estimates were drastically revised. Additional back-hoe test pit exploration revealed an additional 13,000 cubic yards of tar-bearing waste and a very irregular and discontinuous distribution of tar within the fill covering the upper 15 to 20 feet of the Tacoma Spur site both inside and outside the tank remains (PTI HFWASD7RIR062789).

Site cleanup, which WDOT elected to pursue because of time constraints associated with the SR 509 construction project, involved excavation and removal of 16,000 tons of extremely hazardous waste material which was transported to and buried at a licensed hazardous waste disposal facility in Arlington, OR. Several options for removal and disposal of the problem waste (oily sand and silt) were considered, but due to issues such as cost, ability to control liability, and timeliness, transport of the problem waste to a hazardous waste landfill did not appear to be a viable solution. The alternative chosen for cleanup of the problem waste involved placement of the waste in concrete-lined vaults which were stored underneath landscaped areas between the roadways of the interchange between SR-5 and SR-705. The underground vaults contained leachate recovery systems, monitoring wells, and plastic sheet linings. WDOT encased 26,500 tons of the oily silt and sand in the concrete-lined vaults between the roadways of the interchange between SR-5 and

**WASD Washington Dept. of Transportation, continued**

SR-705 (PTI HFWASD7RIR062789).

Two pathways to the waterway are identified for this property. First, shallow groundwater migrates through the soils that contained the wastes and discharges into the Head of the Thea Foss Waterway. During investigations for the Tacoma Spur construction, Hart Crowser detected PAHs in the groundwater. No concentrations are documented in the party file, but Hart Crowser estimated that before the wastes were excavated, approximately 100 grams per day of PAH was released to the waterway through this pathway. PAH concentration in the groundwater has decreased significantly since the wastes were excavated (PRC HFWASD7RIR062989). Surface water runoff is the second pathway documented for the property. Ecology's Milestone 1 report states that coal tar has been detected in runoff and in catch basins (CACI HFMILE3SCR060193).

Ecology Agreed Order No. DE 93TC-S166 indicated that 1989 groundwater data from monitoring wells installed in the vicinity of the Spur ROW indicated that chemical components of coal tar continued to be present in groundwater beneath the site. Groundwater samples from well MW-3 exhibited levels of 250 ug/l carcinogenic PAH; 2,800 ug/l benzene; 810 ug/l ethylbenzene; 1,100 ug/l toluene; and 1,500 ug/l xylene (CACI HFTACO3AGO102893). As a result of investigation and testing by Ecology during the Spring and Summer of 1992, it was determined that coal tar contaminants had been had been entering storm drain structures in the Spur ROW and making their way via the storm runoff system to the waterway. Smoke tests on the drain system confirmed that it drained to the waterway via the Twin 96er outfall system. A sample taken in April of 1992 from a stormwater catch basin in the DA-1 Line consisted of sludges containing 1,366,000 ug/kg total PAH (LPAH = 3,200 ug/kg; LPAH = 30,600 ug/kg). Sediment Cleanup Levels for PAH in the Commencement Bay Nearshore/Tideflats area are 22,200 ug/kg (LPAH = 5,200 ug/kg and HPAH 17,000 ug/kg) (CACI HFTACO3AGO102893, CACI HFWASD3MEMO082792).

During the Ecology investigation, free coal tar was also observed entering the waterway through a seep along the shoreline of the former coal tar site. A water sample from the waterway contained 4,471 ug/l total PAH in the aqueous phase; 125,980,000 ug/l total PAH in the organic phase. The Marine Acute Water Quality Criterion for total PAH in surface waters is 300 ug/gl (WAC 1173-201A-040) (CACI HFTACO3AGO102893).

WDOT Wet Pond Release

In October of 1995, Ecology Inspector Marv Coleman was contacted by Tacoma Stormwater staff regarding a discharge of oil from the WDOT wet pond at D Street and South 21st Street. The Tacoma Stormwater staff had been present at the site earlier in the day and observed a discharge of turbid water at a high rate of flow from the wet pond on the north side of the SR-509 roadway through an 8-inch hose into the storm drain. The Stormwater staff was told by a contractor onsite that the pond was being dewatered so that a liner could be installed in the pond. There was no permit in place and, according to the contractor, no permission from Ecology had been obtained to drain the pond. A dewatering system had been set up at the north end of the pond, which involved a trench that had been dug across the paved access road, and a flexible rubber hose which passed through the trench to a newly installed PVC culvert. The trench had been paved

**WASD Washington Dept. of Transportation, continued**

over and the rubber hose extended from the PVC culvert to a storm drain approximately 50 feet to the north. The catch basin drained to outfall No. 245 next to Johnny's Dock. Apparently oil from adjacent soils entered the north end of the pond as it was drawn down and was discharged along with the dewatering water. Reports of oil on water prompted an Ecology and US Coast Guard spill response and Foss Environmental was contracted to clean up the spill on the waterway. A berm was installed by WDOT across the north end of the pond to sequester oily water at the north end of the pond and allow pumping of non-contaminated water from the south end. Additional oil was encountered in the soil in the vicinity of the pond and oil continued to flow into the pond from the north and east walls as the water was drawn down. WDOT then agreed to excavate the soil from the east and north sides of the pond within their ROW (up to the access road) and then fill with clean fill. WDOT also agreed to install an oil/water separator to process the water which would then be discharged to the sanitary sewer (CACI HFWASD3MEMO110995). According to Coleman, penalties were being contemplated by the Ecology Spills Program as opposed to the Toxics Cleanup Program (CACI HFWASD3MEMO110995A). Ecology Order No. DE 95WQ-S380 modified the water quality criteria specified in WAC 173-201A-030(3)(c)(vi) for Section 4, Township 20 N., Range 3 E. for a limited period beginning November 8, 1995 to allow discharges from the south part of the wet pond only. A dike was put in place to segregate the south part of the pond from the north because of the potential for the north part of the pond to become contaminated with oil. Water from the north part of the pond was proposed to be treated and discharged to the sanitary sewer (CACI HFWASD3AO110895).

Highway Runoff

The City of Tacoma testing of highway runoff from Interstates 5 and 705 in 1989 indicated high levels of heavy metals, oil and grease, and phthalates in runoff which drained to City Storm drains and ultimately to the Head of Thea Foss Waterway (CACI HFWANG5LTR052396.) In June of 1989, stormwater sampled from the manhole on Sprague near South Tacoma Way, representing I-5 runoff from the 38th D Street Interchange, revealed solids concentrations of 107,000 ug/kg for Total Organic Carbon (TOC) and 115,000 ug/kg for oil and grease. In October of 1989, testing in the same location revealed solids concentrations of 255,000 ug/kg TOC and 218,000 ug/kg for oil and grease. For heavy metals, cadmium in June of 1989 was double the SQO at 12.6 ug/kg. Lead, at 856 ug/kg was also double the SQO, and zinc, at 1,037 ug/kg was two and one-half times the SQO. In October of 1989, TOC solids were 255,000 ug/kg and oil and grease was 218,000 ug/kg. Cadmium was again double the SQO at in October at 12 ug/kg, and lead was almost triple the SQO, and zinc, at 1,820 ug/kg, was more than four times the SQO. Although WDOT concedes that stormwater runoff from I-5, I-705, and State Route 509 flows to the City of Tacoma storm drain system which drains to the waterway, it asserts in its April 1997 104(e) Response that the commingling of contaminants with the stormwater represents an insignificant contribution to the environmental problems present in the Thea Foss Waterway. WDOT maintains that the contaminants, which consist of vehicle discharges including fluids, residue from motor vehicle wear, and residues from vehicle accidents contain low levels of PAHs, metals (cadmium, zinc and nickel), and petroleum, would be expected to concentrate in the sludge in catch basins and be of sufficiently low concentrations so as to be classified as solid waste rather than problem or dangerous wastes (CACI HFWASD7RIR042297).

## WASD Washington Dept. of Transportation, continued

Ecology's Head of the Thea Foss Waterway report lists the coal gasification site as a confirmed (list 3) source of ongoing PAH contamination to the waterway (PRC HFMILESTONE1070193).

**Outstanding Issues:**

WDOT has made representations that it purchased the Tacoma Spur Site property at a condemnation proceeding or words to that effect. However, according to Washington Floral Services owner Allan Berglund, Washington Floral sold the property to WDOT. Based on the 104(e) Response submitted by Berglund in 1997, Washington Floral had bought the property to use for future expansion of its business but they never had the chance to use the property before "it was taken by the State of Washington for [use as] a freeway in 1983." In response to Question 8, Berglund reiterates that " the State took the property for I-705" (CACI HFWASF7RIR021897).

**Corporate History:**

The Washington Dept. of Transportation is a State agency.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Washington Dept. of Transportation - RFI (CACI HFWASD1RFI013197) |
| 4/24/89 | General Notice Letter and Request for Information. Washington Dept. of Transportation - GNL/RFI (CACI HFWASD1GNL/RFI042489) |
| 10/28/93 | Agreed Order, In the Matter of Remedial Action by City of Tacoma, Washington State Dept. of Transportation, Washington Natural Gas, Pacificorp, Advance Ross Corp., and Waterway Properties, Inc. - AGO (CACI HFTACO3AGO102893) |

**Descriptions of Documents Related to Washington Dept. of Transportation:**

CACI HFWASD1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Washington Dept. of Transportation re potential liability for response costs in connection

**WASD Washington Dept. of Transportation, continued**

with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD7RIR042297: 04/22/97. Kenneth M. Stone, Olympic Environmental Manager, WA Dept of Transportation. Response of the WA Dept of Transportation to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFADVR7RIR041897: 04/18/97. Randy M. Joseph, President, VP, Treasurer and Assistant Secretary, Advance Ross Sub Company. Response of Advance Ross to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG7RIR031197: 03/11/97. Stephen Secrist, Staff Counsel, Washington Natural Gas. Response of Washington Natural Gas to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWATW7LTR030797: 03/07/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Transmits copy of Temporary Use Agreement between Waterway Properties and Max Kuhney Construction re construction of WDOT Project 509 Bridge. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWATW7RIR022897: 02/28/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Response of Waterway Properties, Inc. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Washington State DOT's letter requesting an extension of time in which to respond to EPA's 104(e) information request. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASF7RIR021897: 02/18/97. Allan Berglund, President, Washington Floral Service. Response of Washington Floral Service to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD7LTR021197: 02/11/97. Kenneth M. Stone, WE Dept. of Transportation. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding WA DOT's activities near the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for

**WASD Washington Dept. of Transportation, continued**

information regarding WA Dept. of Transportation's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD5SR010396: 01/03/96. Martin K. Collamore, Utility Services Technical Report, City of Tacoma. Freeway stormwater runoff analysis for samples taken from the I-5 runoff from the 38th St interchange North to the Highway 16 interchange. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO110995A: 11/09/95. M. Coleman, Ecology. Handwritten memo re WA DOT wet pond. Notes that penalties are being contemplated, and that the issue of whether DOT, their contractor, or both, will be held responsible. Transmits Doc # CACI HFWASD3MEMO110995 to C. Ngo of EPA. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO110995: 11/09/95. M. Coleman, Ecology. Memo to file re summary of events relating to discharge of oil from WA State DOT wet pond at D St and South 21st St, Tacoma, WA. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI MFWASD3AO110895: 11/08/95. D. Jansen, Ecology. Order No. DE 95WQ-S380, temporarily modifying water quality criteria for the Thea Foss Waterway. Document type: Administrative Order. Enforcement quality: Documents from agencies/agents.

CACI MFWASD3IR110895: 11/08/95. R. Holcomb, Ecology. Inspection report re 10/21/95 spill at WDOT/Ames Construction site near Thea Foss Waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3AGO100995: 10/09/95. D. Jansen, Ecology. First Amendment to Agreed Order No. DE 95TC-S167 re follow-up remediation and monitoring of LUST-related contamination at the Tacoma coal gasification site. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI HFBURL3MEMO051994: 05/19/94. J. Mercuri, Ecology. Memo to Burlington Northern file re summary of drainage and contaminants at old car wash pond. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3AGO102893: 10/28/93. Dept. of Ecology. Agreed Order No. DE 93TC-S166 between the City of Tacoma, Washington DOT, Washington Natural Gas, Pacificorp, Advance Ross Corp and Waterway Properties, Inc. Document type: Agreed Order. Enforcement quality:

**WASD Washington Dept. of Transportation, continued**

Documents from agencies/agents.

PRC HFWASD3PLP030393: 03/03/93. Ecology. PLP notification letter. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3PLP022593: 02/25/93. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO3MR020893: 02/08/93. M. Coleman, Ecology. Summary of meeting with PLPs for Tacoma Coal Gasification Site. Document type: Meeting Record (Minutes). Enforcement quality: Documents from agencies/agents.

CACI HFWASD1MEMO020195: 02/01/95. K. Keeley, Ecology. Re Washington State DOT Cable-Stayed Bridge Project. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO012793: 01/27/93. Dept of Ecology. Tentative Agenda for Tacoma Coal Gasification Site investigation and remediation of contamination affecting upland soils and groundwater and Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFADVR3PLP122192: 12/21/92. Marv Coleman, Ecology. Notice of Potential Liability for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD1LTR093092: 09/30/92. Lori Cohen, Superfund Site Manager, EPA. Response to Ecology's Technical Memorandum for the Tacoma Spur Coal Gasification Facility - Head of the Thea Foss Waterway, CB/NT Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFTACO1EMAIL050692: 05/06/92. Peter Contreras, EPA Region 10. Note to file re Tacoma Spur Site. Advises that WDOT essentially undertook a voluntary action in 1988 to remove hazardous and problem waste from their right-of-way. Document type: Electronic mail messages. Enforcement quality: Documents from agencies/agents.

PRC HFWASD1IR062989: 06/29/89. Washington Department of Transportation. Response to request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

PTI HFWASD7RIR062789: 06/27/89. Washington Department of Transportation. Response to Request for Information from Washington Department of Transportation. Document type:

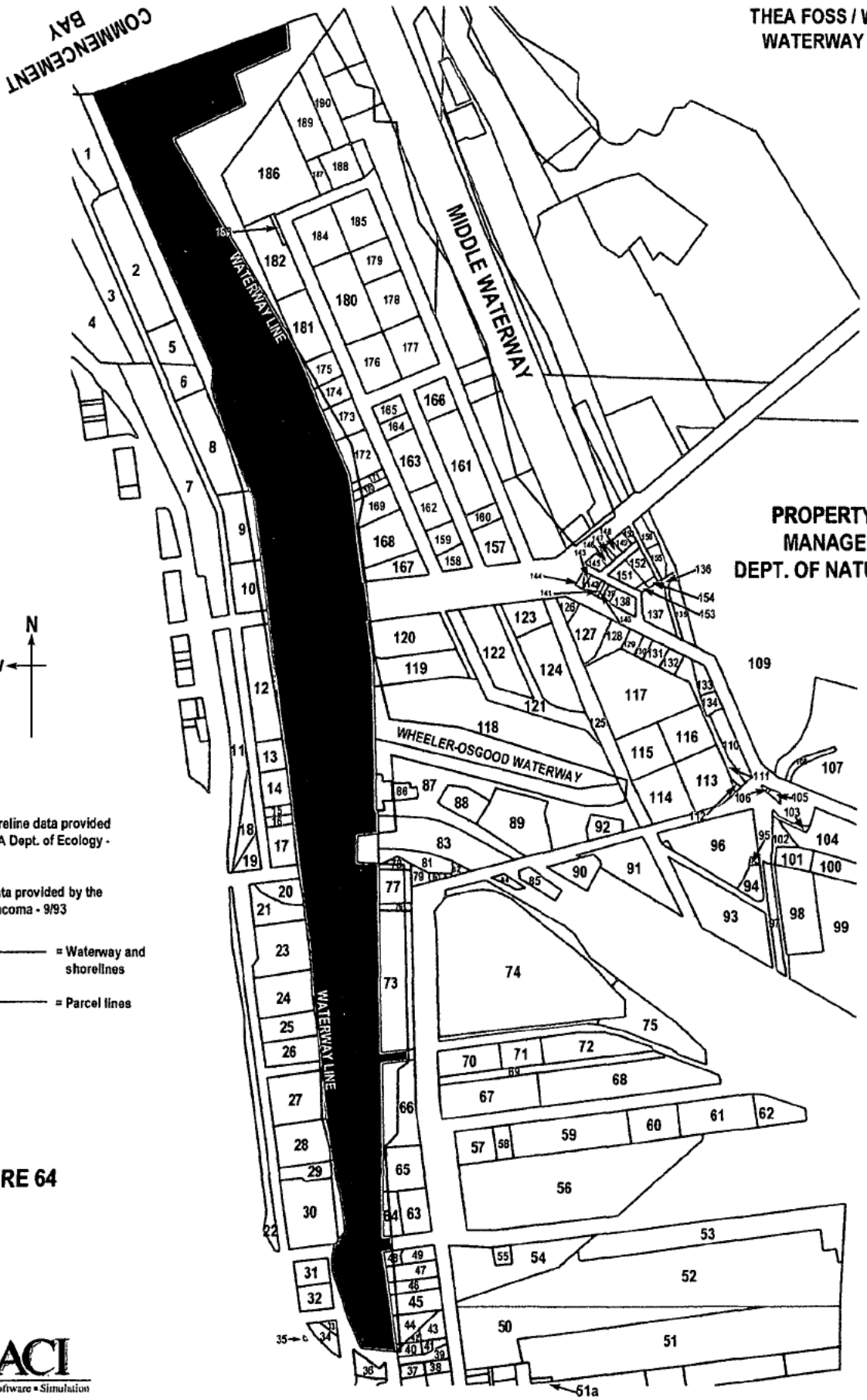
**WASD Washington Dept. of Transportation, continued**

Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWASD8PSA050589: 05/05/89. Hart Crowser & Associates. Preliminary Examination of Potential Sources of Contamination to the Head of Thea Foss Waterway - Former Coal Gasification Facility, SR 705 Spur Site, and Upland Storm Runoff. Document type: Contractor report. Enforcement quality: Undocumented data from any source.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES




PROPERTY OWNED AND MANAGED BY THE WA DEPT. OF NATURAL RESOURCES

DNR shoreline data provided by the WA Dept. of Ecology - 1/4/99

Parcel data provided by the City of Tacoma - 9/93

= Waterway and shorelines

= Parcel lines

FIGURE 64

CACI
Systems • Software • Simulation

**WASR Washington Department of Natural Resources, continued**

**Party address:**

1111 Washington Street SE
P.O. Box 47000
Olympia, WA 98504-7000

**Contact persons:**

Paul Silver, Deputy Supervisor
Resource Management
c/o Washington State Dept. of Natural Resources
1111 Washington Street SE
P.O. Box 47001
Olympia, WA 98504-7000

Attorney
Jonathon Gurish
(360) 586-3755

**PRP Status:** D

**Leases Associated with this Party:**

| **Harbor Area Lease No.** (Parcel/Block Nos.) | **Facility Name/Purpose** | **Date** | **Term** |
|---|---|---|---|
| Port Management Agreement No. 20-080007 | | | |
| Block 62 | Port of Tacoma | 1/11/88 | Indefinite |
| Port Management Agreement No. 20-80007 | | | |
| Block 62 | Port of Tacoma | 8/14/87 | Indefinite |
| Harbor Area Lease No. 22-002740 | | | |
| 8950001626 Block No. 52(Fronting) | City Waterway Investments (Marina only) | 1992-Present | |

**WASR Washington Department of Natural Resources, continued**

| Harbor Area Lease No. (Parcel/Block Nos.) | Facility Name/Purpose | Date | Term |
|---|---|---|---|
| | City Waterway Investments (Property and improvements for marina and boat moorage.) | 11/1/89 | 12 years |
| | Coug, Inc. (Restaurant business only.) | 1986 | |
| | John T. Logue | 1982 | 10 years |
| Harbor Area Lease No. 22-002413, 2458 | | | |
| 8950001740<br>8950001751<br>8950001627<br>8950001611<br>8950001623<br>Block Nos. 51, 52<br>(portion thereof) | Pickering, Inc. | 1994-Present | |
| | State of WA | 1994-Present | |
| | Pickering Industries | 1983-1994 | |
| | Pickering Industries | 1980-1994 | |
| | Pickering Industries Profit Sharing Plan | 1977-1983 | |
| | G. Gordon Pickering (for open boat moorage only) | 10/1/77 | 25 years |
| Harbor Area Lease No. 22-002575 | | | |
| 8950001840<br>Block 58<br>(fronting) | City of Tacoma | 1993-Present | |
| | City Waterway Marina | 1984-Present | |
| | Magnussen Marine Brokerage | 1987-1995 | |
| | City Waterway Limited Partnership | 1984-1993 | |

WASR Washington Department
of Natural Resources, continued

| Harbor Area Lease No. (Parcel/Block Nos.) | Facility Name/Purpose | Date | Term |
|---|---|---|---|
| | Morris and Sons d.b.a. City Waterway Marina (for building and maintaining an open moorage marina) | 6/1/82 | 30 years |
| | Unocal/Pacific Coast Oil of Tacoma | 1967-1993 | |
| Harbor Area Lease No. 22-002419 and 2394 | | | |
| 8950002171<br>8950002181<br>Blocks 63 and 66<br>(portion thereof) | Moorage and Associates (for boat moorage) | 11/1/78 | 30 years |
| | City of Tacoma | 1920s-Present | |
| | Metropolitan Parks District of Tacoma | 1991-Present | |
| | Wasson Marine Sales and Service | 1995-Present | |
| | Totem Marine Services | 1983-1993 | |
| | Totem Boat Haven, Inc. | 1978-1983 | |
| | Totem Boat Haven, Inc. | 1978-1981 | |
| | Action Marine, Inc. | 1986-unk. | |
| | Burlington Northern Railroad | Early 1900s-1991 | |
| Harbor Area Lease No. 22-002572 and 2227B | | | |
| 8950000661<br>6375000190 | Superior Oil Co (for building and maintaining wharves, docks . . . for the transportation and handling of petroleum products . . . .) | 12/3/82 | 30 years |
| | Northwestern Petroleum Inc. | 1969-1979 | |

**WASR Washington Department of Natural Resources, continued**

| Harbor Area Lease No. (Parcel/Block Nos.) | Facility Name/Purpose | Date | Term |
|---|---|---|---|
| | Puget Sound Plywood | 1968-1996 | |
| | Phillips Petroleum Co. | 1966-1968 | |
| | Post and Sons Transfer | 1959-Unk. | |
| | Tidewater Associated Oil | 1936-1966 | |
| | Associated Oil Co. | 1925-1936 | |
| Harbor Area Lease Nos. 22-00134, 755, 980, 1481, 1645, 1964, 2227 | | | |
| 8950000661<br>6375000190<br>Blocks 30, 31 | Tidewater Associated Oil | 1936-1966 | |
| | Associated Oil Co. | 1925-1936 | |
| Harbor Area Lease No. 22-001265, 1383, 1650, 2052, 2425, 1964, 2227A, 2577 | | | |
| 895000661<br>6375000190 | Puget Sound Plywood Co. | 1968-1996<br>1968-1976 | |
| Harbor Area Lease No. 22-000105, 136, 756 | | | |
| Blocks 29, 30, 31 | Northern Pacific Railway Co. or Burlington Northern Railroad | 1901-1932 | |

**Summary of Evidence:**

- Party owns contaminated submerged lands of the navigable waters within the Thea Foss Waterway.
- Party leases land it owns in Thea Foss Waterway to private parties for marina and moorage operations, vessel fueling, and other activities.

The Washington Department of Natural Resources (DNR) gained title in 1889 to all beds and shores of navigable waters of the State up to and including the line of ordinary high tide. Beginning in 1895, "tidelands" were defined by WA State as lands extending from ordinary high tide to mean low tide. This definition was modified in 1911 to include lands lying down to extreme low tide. Much of the tidelands of Thea Foss Waterway are currently owned by private parties, while DNR holds title to the submerged land and the remainder of intertidal aquatic lands that are

**WASR Washington Department of Natural Resources, continued**

not privately owned (CACI F/WOWASR7RIR031897).

DNR has issued leases within the harbor area of the Mouth of Thea Foss Waterway since 1901, and in the harbor area along the length of Thea Foss Waterway since 1977. DNR's leases in Thea Foss Waterway have been primarily used for recreational boat moorage and marinas. DNR also issues no-fee leases to local governments for stormwater and municipal sewer drains, public utility lines, or parks and recreation. Stormwater outfalls, such as Outfalls 237a and 237b (the Twin 96ers) and Outfall 230, both of which are considered by the WA Dept. of Ecology (Ecology) to be major sources of problem chemicals to the Thea Foss Waterway, are often placed on state-owned land without authorization. DNR states in its 1997 104(e) Response that it has never authorized any stormwater outfalls in the vicinity of Thea Foss Waterway. However, outfalls such as the Twin 96ers and Outfall 230 still drain stormwater effluent onto DNR aquatic land within the waterway (CACI F/WOWASR7RIR031897).

DNR currently has leases with the following parties who either own or operate marinas in the vicinity of Thea Foss Waterway: City Waterway Investments; Moorage Associates; Morris and Sons d.b.a. City Waterway Marina; and Pickering Industries/G. Gordon Pickering. DNR also entered into Port Management Agreement No. 20-80007 with the Port of Tacoma on August 4, 1987, which was amended January 11, 1988 to include Aquatic Lands Parcel No. 4 (Parcel No. 8950001571). Lastly, DNR has an active lease with Superior Oil Company at the northeast corner of the mouth of the waterway (CACI F/WOWASR7RIR031897).

As part of the Round 2 Data Evaluation of the Thea Foss and Wheeler-Osgood Waterways, undertaken by Hart Crowser, Inc. for the City of Tacoma (City), EPA, Hart Crowser obtained 98 surface sediment samples from either subtidal or bank locations, and 106 subsurface sediment samples from 27 core sampling locations. Based on frequency and magnitude of SQO exceedances in the Round 1 and Round 2 Sampling Data, Hart Crowser established a list of key constituents for the two waterways. These key constituents include PAHs, BEP, mercury, PCBs, and DDD. Tributyltin was also identified as a constituent of interest based on comparisons to preliminary screening levels for this chemical (CACI F/WOEPA1SAR011797).

BEP, with concentrations up to 11 times the SQO, and PAHs, with concentrations up to nearly 5 times the SQO, were found in sediments at the Head of Thea Foss Waterway. Both BEP and PAHs were found at lower concentrations throughout the central part of the waterway, up to just north of the 11$^{th}$ Street bridge. PCBs, up to six times the SQO, and mercury, up to four times the SQO, were also found in the central part of the waterway. Hot spots of PAHs that were greater than 10 tines the SQO were found in the outer part of the waterway, beyond the 11$^{th}$ Street bridge. Higher concentrations of PCBs, up to 14 times the SQO, and mercury, up to 13 times the SQO, were found in the subsurface sediments at the Head of the Thea Foss Waterway. Hart Crowser noted that the highest concentrations of PCBs and DDD occur in the thick sedimentary deposits at the head of the waterway, which is illustrative of their historical significance and curtailed usage in more recent times. High concentrations of PAHs, between 100 and 1,000 times the SQO, were also found at the head of the waterway in sediments that were 15 to 20 feet below mudline. High concentrations of PAHs, up to and greater than 10 times the SQO, occur in sediments near the

**WASR Washington Department of Natural Resources, continued**

former 15th Street bridge abutment (near Martinac Shipbuilding and the Port of Tacoma's City Marina). Mercury, up to eight times the SQO, and PCBs, up to three times the SQO, were also found in this area. BEP appeared as a more recently introduced contaminant, in that the highest concentrations were found in more shallow sediments. The highest concentrations of BEP occurred at the Head of the Thea Foss Waterway, where concentrations of between six and twelve times the SQO appeared in the upper 10 to 15 feet of sediments (CACI F/WOEPA1SAR011797).

Appendix G to the Round 2 Data Evaluation noted that studies show that marinas are a source of PAH, mercury, BEP, and tributyltin, which coincides with the data referenced above from Hart Crowser's Round 2 Data Evaluation Report. Exceedances of PAH, mercury, and BEP were found in sediments offshore of virtually all of the marina/boat moorage operators referenced in paragraph 3 above, and the concentrations in the vicinity of the marinas at the Head of the Thea Foss Waterway appeared elevated over concentrations of the same constituents found elsewhere in the waterway (CACI F/WOEPA1SAR011797, CACI F/WOWASR1SCR070197).

**Outstanding Issues:**

**Corporate History:**

DNR is a sovereign land manager of the State of Washington and, pursuant to statute and the Washington Constitution, and it claims to manage the tidelands of the state under the Public Trust Doctrine.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, Washington Department of Natural Resources - RFI (CACI F/WOWASR1RFI013197) |
| 5/24/89 | General Notice Letter and 104(e) Request for Information to Washington Dept. of Natural Resources - GNL/RFI (CACI F/WOWASR1GNL/RFI042489) |

**Descriptions of Documents Related to the Washington Dept. of Natural Resources:**

CACI F/WOWASR1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered the Dept of Natural

**WASR Washington Department of Natural Resources, continued**

Resources' status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOWASR7RIR031897: 03/18/97. Craig E. Partridge, Manager Aquatic Resources Division, WA Dept of Natural Resources. Response of the Washington Dept of Natural Resources to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOWASR1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of WA Dept. of Natural Resources' letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOWASR7LTR022597: 02/28/97. Tim Goodman, Aquatic Resources Division, WA Dept of Natural Resources. Request for a 14-day extension of time in which to respond to EPA's 104(e) request. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOWASR7LTR022197: 02/25/97. Tim Goodman, Aquatic Resources Division, WA Dept. of Natural Resources. Request for a 2-week extension of time in which to respond to EPA's 104(e) request regarding the Dept of Natural Resources' involvement with Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI F/WOWASR1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding the WA Dept. of Natural Resources' ownership of and involvement with submerged tidelands in the Thea Foss and Wheeler-Osgood Waterways. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1SAR011797: 01/17/97. Hart Crowser, Inc. Round 2 Data Evaluation Report - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA. Document type: Site Assessment Report. Enforcement quality: Documents from agencies/agents.

PRC HFPORA7RIR073189: 07/31/89. Port of Tacoma. Response to RFI; marina; identifies hazardous substances generated by fishing fleet (waste oil, paint, paint thinner, hydraulic fluid); runoff collects in stormdrains/discharges to Foss. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

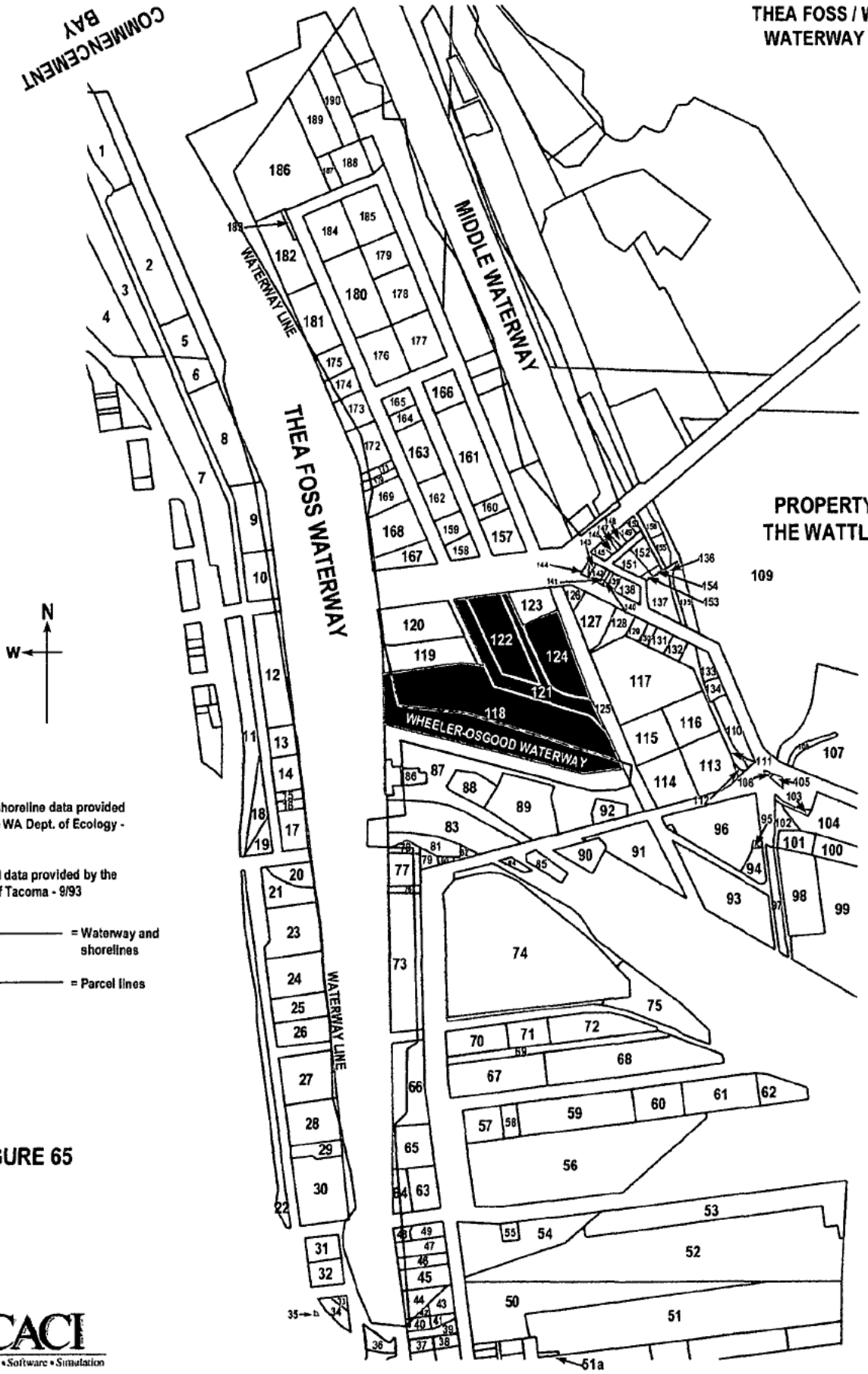



FIGURE 65

CACI
Systems • Software • Simulation

## WATT The Wattles Company, continued

**Party address:**

1203 East D Street
Tacoma, WA 98401

**Contact persons:**

Craig Wattles
c/o The Wattles Company
P.O. Box 1233
Tacoma, WA 98401
(206) 272-7205

**PRP Status:** D

**Property Associated with this Party:**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| **1203 - 1229 East D Street** | | | |
| 8950001052<br>0320041040 | The Wattles Company | O | 1977 - Present |
| | St. Regis Paper Co./Champion | O/T | 1959 - 1977 |
| | Northwest Door Company | O/T | 1928 - 1959 |
| | Brooks Trucking Co. | T | 1996 - Present |
| | Fred Tebb and Sons | T | 1996 - Present |
| | Brooks Trucking Co. | T | 1996 - Present<br>1996 - Present* |
| | DMP Services | T | 1995 - Present |
| | Queen Anne Thriftway | T | 1995 - 1995 |
| | Western Steel Fabricators | T | 1994 - Present<br>1981 - Present*[41] |

[41] * Denotes more than one lease agreement.

**WATT The Wattles Company, continued**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| | Captain Banjo Fisheries | T | 1994 - Present |
| | Andrew 'Sandy' Frick | T | 1994 - Present |
| | Dorwin Trucking | T | 1994 - Present |
| | Northwest Wood Products | T | 1994 - 1996 |
| | PKM8 Construction | T | 1994 - 1996 |
| | Inlet Salmon | T | 1994 - 1994 |
| | Frank Nichols | T | 1994 - 1994 |
| | Hardwood Processing | T | 1994 - 1994 |
| | Thomas J. Gagliardi | T | 1993 - 1994 |
| | ALFAB Wood Products | T | 1992 - Present<br>1992 - Present<br>1992 - Present* |
| | Burke Girvan | T | 1992 - Present |
| | Hays Brothers | T | 1992 - 1996 |
| | Delta Rail | T | 1992 - 1994<br>1992 - 1994<br>1992 - 1994* |
| | Western Dry Kiln | T | 1991 - Present<br>1977 - Present<br>1977 - Present<br>1977 - Present* |
| | Nicholson Construction | T | 1991 - 1995 |
| | Nilson Hauling | T | 1991 - 1993<br>1991 - 1993* |
| | Brown & Haley | T | 1991 - 1992 |
| | Bowman Heating Oil | T | 1991 - 1992 |
| | Ronco Wood Products | T | 1990 - Present<br>1990 - Present* |

**WATT The Wattles Company, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | United Steel Workers | T | 1990 - Present |
| | ReTurn, Inc. | T | 1990 - Present |
| | Pyrodyne American Corp. | T | 1990 - 1994 |
| | Clarence Jasper | T | 1990 - 1994 |
| | Comtek Engineering Service | T | 1990 - 1991 |
| | Smurfit Recycling Co. | T | 1990 - 1990 |
| | Cascade Timber Co. | T | 1990 - 1990 |
| | Tire Services, Inc. | T | 1990 - 1990<br>1990 - 1990* |
| | Richard P. Evans | T | 1988 - Present |
| | G.M. Byrd | T | 1988 - 1993 |
| | Ampac Seafood | T | 1987 - 1988 |
| | Atlas Foundry | T | 1987 - 1987 |
| | Marine Floats | T | 1986 - Present<br>1986 - Present<br>1986 - Present* |
| | D & G Mechanical Insulation | T | 1985 - 1992 |
| | Norman G. Jensen, Inc. | T | 1985 - 1989 |
| | Hopeman Brothers, Inc. | T | 1985 - 1988 |
| | Lumberman's Distribution | T | 1985 - 1988 |
| | Canadian Cedar | T | 1984 - 1985 |
| | Olympic International Distribution | T | 1984 - 1985<br>1983 - 1985* |
| | Olympic Insulation | T | 1984 - 1984 |
| | Pollock/Jensvold | T | 1983 - Present |
| | WA Power Management | T | 1983 - 1996 |
| | Universal Synergistics, Inc. | T | 1983 - 1992 |

**WATT The Wattles Company, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Foreign Trade Services | T | 1983 - 1990 |
| | Unique Building Maintenance | T | 1983 - 1985<br>1985 - 1986* |
| | Cedar Unlimited/B & D | T | 1983 - 1985 |
| | William Drury | T | 1983 - 1985 |
| | Rainer Insulation | T | 1983 - 1984 |
| | Ralph Blaine | T | 1983 - 1983 |
| | Gary's Electric | T | 1983 - 1983 |
| | Barthell Co. | T | 1983 - 1983 |
| | Fletcher Oil | T | 1982 - 1992<br>1982 - 1992* |
| | Puget Sound Warehouse | T | 1982 - 1990 |
| | Foreign Trade Services | T | 1982 - 1990 |
| | Washington King Clam | T | 1982 - 1988 |
| | Stand-Out Products | T | 1982 - 1983 |
| | Advance Feed Co. | T | 1982 - 1983 |
| | Northwest Meats | T | 1982 - 1983 |
| | Pan-Alaska Fisheries | T | 1982 - 1982 |
| | Woodworth & Co. | T | 1981 - 1994 |
| | L.B. Foster Co. | T | 1981 - 1988 |
| | Tacoma Boat | T | 1981 - 1983 |
| | Stork Associates PS. Inc. | T | 1981 - 1983 |
| | Dill Appliance | T | 1981 - 1982 |
| | Fick Foundry | T | 1980 - 1982 |
| | Tacoma Marine | T | 1980 - 1981<br>1982 - 1983* |

**WATT The Wattles Company, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Cole and Redmayne/Silkprinting | T | 1979 - 1983 |
| | Mayco Fish Products | T | 1979 - 1981 |
| | United Cerebral Palsy | T | 1979 - 1979 |
| | Cango Shippers Warehouse | T | 1979 - 1979 |
| | E.R. Carpenter, Inc. | T | 1978 - 1986 |
| | Acme Inter-City | T | 1978 - 1985 |
| | J.M. Martinac | T | 1978 - 1983<br>1978 - 1983* |
| | Olympic Fish Products | T | 1978 - 1982 |
| | Peninsula Feed | T | 1978 - 1982 |
| | Marine Iron Works | T | 1978 - 1981 |
| | Mar-Ind. Supply N.W., Inc. | T | 1978 - 1981 |
| | National Blower and Sheet Metal | T | 1978 - 1979 |
| | G.R. Kirk Co. | T | 1978 - 1979 |
| | St. Regis Paper Co./Champion | T | 1977 - 1985 |
| | John Bankstom | T | 1977 - 1977 |
| | Dave Thomson | T | Unk. - Unk. |

**Summary of Evidence:**

- Party owns property adjacent to Wheeler-Osgood Waterway and the Head of Thea Foss Waterway.
- Onsite catch basins with connecting drain pipe discharge directly to waterway.
- Releases to waterway of cadmium, copper, lead, and zinc from lessee's operation have been documented.
- Releases of oils, solvents, PAHs, and other unknown abandoned wastes to onsite soils

**WATT The Wattles Company, continued**

have also been documented.

- Bank and intertidal/subtidal sediments on this property are contaminated with HPAHs, LPAHs, and pesticides.
- Party owns the northern half of the Wheeler-Osgood Waterway submerged lands.
- Submerged sediments in the northern half of Wheeler-Osgood Waterway is contaminated with HPAHs and LPAHs.

[See write-ups for Champion International, Western Steel Fabricators, Inc.]

The Wattles Company (Wattles) has owned property generally bounded by D Street and Thea Foss Waterway to the west, the centerline of Wheeler-Osgood Waterway to the south, F Street on the east, and 11th Street to the north since 1977. The main portion of the property was purchased from Champion International/St. Regis Paper Co. (St. Regis), and the property underlying the railroad easements that bisect the property was purchased from Burlington Northern Railroad. St. Regis operated a door mill at the property at 1203 East D Street as did the Northwest Door Company, the prior owner of the property. Wattles has operated as a lessor/landlord at the property and has never conducted operations there beyond office functions. Wattles has had in excess of 80 lessee tenants in the past 21 years who have conducted primarily warehousing, storage, and seasonal moorage operations at the property, although some tenants have engaged in various fabrication and manufacturing operations (CACI HF/WOWATT7RIR041197, CACI WOCHAM7RIR041497).

The primary pathway from the Wattles property is the storm drain system, a part of which drains the yard area in front of lessee Western Steel Fabricators' operations, discharging through Outfall No. 261 to the Wheeler-Osgood Waterway. A second part of the storm drain system collects water from the rooftops of many of the buildings onsite and also discharges to the Wheeler-Osgood Waterway. Much of the property is unpaved and surface water that collects in these areas simply percolates. The surface water on the paved surface of the site drains either to unpaved gravel areas, to a dry well located west (towards the Thea Foss) of the office building, or to the storm drain system (CACI HF/WOWATT7RIR041197).

The St. Regis door mill complex that operated on the property prior to the purchase by Wattles included a door mill and plywood plant. The raw materials associated with the door mill complex and plywood plant included wood, phenolic glues, catalysts, water soluble protein resin, and phenol resorcinol resin. Wastes generated by St. Regis included sewage overflow from the septic tank, glue sump overflow, washdown from the process equipment, and condensate from boiler blowdown. With the exception of the boiler blowdown, the above wastes drained to the "plant drain system" prior to 1969, at which point they were discharged directly to the City of Tacoma sewer lines. Boiler blowdown was discharged to the Wheeler-Osgood Waterway. In December of 1968, St. Regis received Waste Discharge Permit No. 2005 from the WA State Pollution Control Commission for the discharge of 260,000 gallons per day of cooling and contaminated water to the Wheeler-Osgood Waterway. Whether a prior waste discharge permit was ever in place is

**WATT The Wattles Company, continued**

unclear, although Champion/St. Regis' 1997 104(e) Response seems to suggest that there was not. St. Regis/Champion also indicated in its 1997 Response that "during early St. Regis operations," transformer oil was deposited into a sump in the boiler house which drained to a 16-inch wooden pipe that extended west underground to within eight feet of the Thea Foss Waterway. Champion/St. Regis maintains, and the WA Dept. of Ecology (Ecology) concurs, that the transformer oil never reached the waterway (CACI WOCHAM7RIR041497).

Western Steel Fabricators, Inc. (Western Steel), a Wattles lessee since 1979, has received several notices of violations from the Tacoma-Pierce County Health Dept. for discharges of water contaminated with paint, rust, and steel shavings to the Wheeler-Osgood Waterway (CACI WOWESJ6NOV030389, CACI WOWESJ6NOV033089, CACI WOWESJ6NOV050289). Releases of PAHs in the form of waste oil and solvents to onsite soils has also been documented by Ecology. On March 3, 1992, Ecology conducted an inspection of the Wattles property, a portion of which is leased by Western Steel. The Ecology Inspectors noted a number of 55-gallon barrels and 5-gallon plastic buckets containing unidentified liquid petroleum wastes. The Ecology Inspectors indicated that the area around the containers had suffered spillage and overflow of petroleum hydrocarbons onto site soils (PRC F/WOWATT3IR030392). Mr. Craig Wattles was notified in a letter dated March 5, 1992 that the liquid wastes and contaminated soils would have to be removed from the site, characterized, and disposed of according to MTCA regulations (CACI F/WOWATT3LTR030592). A follow-up inspection by Ecology one month later revealed that drums and pails present during the prior inspection were still present. It was also observed that overflow due to rain entry into the containers had continued, resulting in considerably worse soil conditions. There were also a number of empty five-gallon plastic lube oil pails and uncovered pails of oil and rags near the dock on the property that were associated with operator Clarence Jasper's moorage activities. The Inspectors noted that these containers were in imminent danger of overflowing onto soils (CACI F/WOWATT3IR040392).

In an inspection of the Western Steel portion of the Wattles property in November of 1992, Inspectors noted that housekeeping was poor, with metal grinding, welding, and painting taking place in areas that drain to the site catch basins. They also observed an exterior catch basin, the grate over which had been welded shut. Metal oxides that were present in large quantities near the catch basin appeared to drain to the catch basin, and it appeared s though spray painting had taken place in the vicinity of the drain. The interior of the former boiler room was being used as a painting area, and apparently there were no ventilation or spill prevention measures in existence. The sump in the building had a cover which could easily be removed and contained several inches of sludge and water that had a strong solvent smell that suggested the disposal of paint wastes or possibly heavier hydrocarbons (CACI WOWESJ3IR110392). Analysis of a sample of the supernatant water in the sump revealed exceedances of Marine Acute Water Quality Criteria standards for cadmium, copper, lead, and zinc. Copper, at 3,500 ug/l, was 1,400 times the standard of 2.5 ug/l. Zinc was measured at 22,900 ug/l, which is 270 times the Marine Acute Water Quality Criteria. The sludge sampled from the sump contained exceedances of sediment cleanup objectives for cadmium, copper, lead, zinc, 1,3 Dichlorobenzene, 1,4 Dichlorobenzene, 1,2 Dichlorobenzene, 1,2,4 Trichlorobenzene, and PCBs (Arochlor 1260). The highest exceedance ratio of the above compounds was for 1,2,4 Trichlorobenzene, which at 290,000,000 ug/kg was 5,686,274 times the SCO of 51 ug/kg. The exceedance ratio for 1,4, Dichlorobenzene,

**WATT The Wattles Company, continued**

at 1,200,000 ug/kg, was 10,909 times the SCO of 110 ug/kg. The analysis for 1,2 Dichlorobenzene, which was measured at 940,000 ug/kg, was 1,800 times the SCO of 50 ug/kg. PCBs, at 295,000 mg/kg, exceeded the SCO of 1,000 ug/kg by 295,000 times. Ecology noted in Order No. DE 93TC-S318 that 1,4 Dichlorobenzene, 1,2 Dichlorobenzene, 1,2,4 Trichlorobenzene, and PCBs would all likely be designated as Extremely Hazardous Wastes (CACI HF/WOWATT3EO011593).

Woodward-Clyde Consultants prepared a Final Clean-up Plan on behalf of Wattles for the Western Steel Fabricators sump, noting, for the most part, the same exceedances referenced in Ecology's Order No. DE 93TC-S318. However, in addition to those chemicals noted by Ecology, Woodward-Clyde also noted exceedances of bis(2-ethylhexyl)phthalate (CACI HF/WOWATT7LTR100693).

The Wattles Company contracted with CEcon Corp. (CEcon) for the clean-up of the contaminated sump in and the pipeline running from the former power house on the Western Steel leased premises. CEcon indicates that the clean-up plan referenced above, prepared by Woodward-Clyde, was in error in its conclusion that the pipeline extended from the contaminated sump in the power house ran towards the Wheeler-Osgood Waterway. CEcon found, during the excavation of the pipeline, that it ran in a southerly direction approximately 50 feet, then west, under the Western Steel building, and approximately 1,350 feet towards the Thea Foss Waterway. CEcon excavated dirt overburden and removed the pipeline, except the portion that was located underneath the Western Steel building. The portion underneath the Western Steel building was cleaned and closed on both ends with a non-shrink grout. CEcon removed and disposed of the concrete sump, the pipeline, and all liquid and sludge waste found in the pipeline. They also sampled beneath the sump and all pipe joints, and along the pipe excavation. CEcon's field report indicates that no contamination above Ecology action levels was found in any of the confirmation samples. After all excavations were backfilled and compacted, CEcon deemed that no further action was required (CACI HF/WOWATT7TR110194).

Dave Smith of Ecology notified EPA on January 4, 1994 [sic] that all contaminated water and extremely contaminated sludges were removed from the sump, and that the contents of the pipeline running from the sump were removed and packaged for disposal per local, state, and federal laws and regulations (CACI HF/WOWESJ3LTR010494)[42].

Dave Smith notified Mr. Craig Wattles on November 18, 1994 that Ecology had determined that the requirements outlined in Order No. DE 93TC-S318 had been completed, that management practices (at Western Steel Fabricators) had changed, that contaminated structures had been removed, and that the contaminants had been removed and properly disposed (CACI HF/WOWATT3LTR111894). Western Steel was similarly notified on the above date (CACI WOWESJ3LTR111894).

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[42]The date on this document may be one year off, as it precedes the date on which CEcon mobilized personnel and equipment to the Wattles/Western Steel site for the removal of the contaminated sump, pipeline, and associated contaminated soil.

**WATT The Wattles Company, continued**

Dave Smith of Ecology notified Keeley in February of 1995 that Western Steel, a confirmed source of problem chemicals to the Wheeler-Osgood Waterway, was also a source of problem chemicals to the Thea Foss Waterway due to the discovery that the wooden pipe in which the PCB-contaminated sediments had been found drained towards the Thea Foss Waterway and did not connect to drain lines discharging to the Wheeler-Osgood Waterway. Smith added that as of November 1994, Western Steel and Wattles had met all of the requirements of the Water Quality Order (removal of all contaminated materials including soils near the outfall to Thea Foss Waterway approximately five feet form the waterway), and that the site was no longer considered a source of problem chemicals to either Thea Foss or Wheeler-Osgood Waterways (CACI HF/WOWESJ3LTR022895). In response to a request for additional information concerning the cleanup of the wooden pipe, Coleman responded to Mr. Craig Wattles that soil beyond the crushed end of the wooden pipe, and as far as the waterway, had been sampled and showed no signs of contamination. Coleman added that a composite sample, obtained by EPA as part of its sampling of intertidal sediments, resulted in a non-detect for PCBs at the 64.5 ug/kg level, which is less than half of 1989 CB/NT ROD SQO of 150 ug/kg. Other chlorinated benzenes, found at extremely elevated levels in the sump and wooden pipe, were non-detects as well (CACI HF/WOWATT3LTR040497).

The *Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways* (Hart Crowser, April 29, 1996) indicates that a bank sample obtained from the northern side of Wheeler-Osgood Waterway had exceedance ratios of between 1.43 and 1.94 for HPAHs and between 1.05 and 2.0 for LPAHs. A core sample obtained as part of the *Round 2* study near the middle of the waterway indicated exceedances of HPAHs, LPAHs, and pesticides. The exceedance ratios for HPAHs at a depth of from 2.5 to 4.2 feet ranged from 1.43 to 1.94. For LPAHs at the same depth, the range was 1.05 to 2.0. At a depth of 4.2 to 4.8 feet, the exceedance ratios were from 1.06 to 4.13, and 1.23 to 11.60 for HPAHs and LPAHs, respectively. At a depth of 4.8 to 8.1 feet, the ranges for HPAHs and LPAHs were 2.4 to 6.97 and 1.23 to 11.60. Pesticides were also encountered at this depth and exceedance ratios were between 3.0 and 10.0 (CACI F/WOEPA1TR042997).

**Outstanding Issues:**

In a February 1, 1995 memo from Karen Keeley of EPA to Peter Contreras (also of EPA), Keeley advises Contreras of the possibility of naming both Wattles and Western Steel as PRPs for Thea Foss Waterway, based on the determination that the sump in the power house drained towards Thea Foss, and not Wheeler-Osgood Waterway as previously believed. Keeley also indicated that Coleman had suggested that the former "pump house" where the sump was located had been owned and/or operated by Champion International (CACI HF/WOWATT1MEMO020195). Champion, in its 1997 104(e) Response, not only confirms this suggestion, but admits to pouring PCB oil in the sump, which then drained to the wooden pipe (CACI WOCHAM7RIR041497).

**Corporate History:**

The Wattles Company was formed in as a partnership of Stuart D. Wattles, Ruth N. Wattles, and

## WATT The Wattles Company, continued

Craig B. Wattles in 1976. The property owned by the partnership near Wheeler-Osgood and Thea Foss Waterways was purchased in 1977. The partnership was incorporated in 1983, with all partners becoming shareholders and officers.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter with Request for Information, The Wattles Company - GNL/RFI (CACI WOWATT1GNL/RFI013197) |
| 1/15/93 | Water Quality Order No. DE 93TC-S318, The Wattles Company - EO (CACI HF/WOWATT3EO011593) |

**Descriptions of Documents Related to The Wattles Company:**

CACI F/WOEPA1SCR070197: 07/01/97. EPA Region 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI WOWATT7RIR041197: 04/11/97. Craig B. Wattles, President, Wattles Co. Response of the Wattles Co. to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/WOWATT3LTR040497: 04/04/97. Marv Coleman, UBAT, Ecology,. Provides additional information re the investigation and cleanup of a wooden pipe containing PCB contaminated liquids. Reports that soils in the area are free of signs of contamination Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWATT7LTR040397: 04/03/97. Rosemary E. Newell, Office Manager, Wattles Co. Confirms that the Wattles Co. has been given until 4/5/97 to respond to EPA's 104(e) request re Wattles' activities near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWESX7RIR032497: 03/24/97. Pete A. Perez, General Manager, W.D.K., Ltd. Response of W.D.K., Ltd (formerly Western Dry Kilns) to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWATT7LTR021097: 02/10/97. Craig B. Wattles, President, the Wattles Co. Request for a 30-day extension of time in which to respond to EPA's 104(e) request for information regarding Wattles' activities near the Wheeler-Osgood Waterway. Document type: Letter.

**WATT The Wattles Company, continued**

Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWATT1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to the Wattles Co. (Note: this property also drains to the Head of the Thea Foss (HF) although the document code does not reflect this due to space limitations.) Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWATT1NTS012397: 01/23/97. Ken Marcy, EPA Region 10. Handwritten notes re banks which do not require cleanup. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWESJ3LTR022895: 02/28/95. D. Smith, Ecology. Addendum 2 to Milestone 1 Source Control Status Report for Head of Thea Foss Problem Area. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT1MEMO020195: 02/01/95. Karen Keeley, EPA. Notification to Peter Contreras of EPA that Wattles Co. and Western Steel Fabricators, who are currently PRPs for Wheeler-Osgood Waterway, may be PRPs for the Thea Foss Waterway as well. CONFIDENTIAL. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWATT3LTR111894: 11/18/94. D. Jansen, Ecology. Notice of completion of requirements outlined in Order No. DE 93TC-S327 and subsequent requirements developed as a result of field work discovery. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWESJ3LTR111894: 11/18/94. D. Jansen, Ecology. Notice of completion of requirements outlined in Order No. DE 93TC-S327 and subsequent requirements developed as a result of field work discovery. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT7TR110194: 11/01/94. CEcon Corp. Field Report for The Wattles Co, 1201 East D St, Tacoma, WA. Includes transmittal correspondence from K. Keeley. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/WOWESJ3LTR010494: 01/04/94. Dave Smith, Ecology. Provides documentation re the Wheeler-Osgood Remedial Action Start which commenced on 12/17/93 at Western Steel Fabricators. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT7LTR100693: 10/06/93. Thom Booth, Mark Otten, Woodward-Clyde Consultants. Transmits copies of final Clean-up Plan for Western Steel Fabricators sump and analytical data for sampling of Delta Rail sump and the Western Steel catch basin. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOWATT3LTR091593: 09/15/93. WDOE. WDOE comments on draft report and work

**WATT The Wattles Company, continued**

plan for sump and wastes located on the Western Steel Fabricator site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT3EO011593: 01/15/93. Ecology. Order No. DE 93TC-S318 to the Wattles Co. Specifies action to be taken by the Wattles Co. to prevent discharge of chemical wastes to waterway and to address onsite contamination. Document type: Enforcement Order. Enforcement quality: Documents from agencies/agents.

PRC WOWESJ3EO011593: 01/15/93. WDOE. LETTER ENCLOSING ORDER NO. DE 93TC-S317. Document type: Enforcement Order. Enforcement quality: Documents from agencies/agents.

PRC WODELR8TR120492: 12/04/92. Sound Analytical Services. Laboratory analysis for solid material from sump (waste oil sump at warehouse); total petroleum hydrocarbons at 4,000 mg/kg in sump sediments. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC WODELR3IR120292: 12/02/92. Stephens, Coleman, Washington Department of Ecology. UBAT inspection summary for Delta Rail; notes abandoned grease pit inside warehouse used by prior tenants for waste oil; pit is covered with aluminum sheeting and out Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC F/WOWATT3IR120292: 12/02/92. WDOE. UBAT Inspection report for Wattles Company. Surface water runoff to Wheeler-Osgood and Head of Foss waterways documented. Suspected oil and solvent spills to soils. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ3IR110392: 11/03/92. Marv Coleman, Garin Schrieve, Ecology. UBAT Inspection Summary re Western Steel Fabricators. Notes poor housekeeping, spray paint in the vicinity of storm drains, and possible heavy hydrocarbon contamination in sump in Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC F/WOWATT3IR040392: 04/03/92. WDOE. UBAT INSPECTION REPORT. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI F/WOWATT3LTR030592: 03/05/92. Marv Coleman, Ecology. Reiterates concerns expressed during a 3/2/92 inspection re characterization and disposal of drums and buckets of petroleum-type wastes and contaminated soils. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC F/WOWATT3IR030392: 03/03/92. WDOE. UBAT Inspection report for Wattles Company. Surface water runoff to Wheeler-Osgood and Head of Foss waterways documented. Oils and possible metals and solvents found in soils. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**WATT The Wattles Company, continued**

PRC WOWESX3IR100491: 10/04/91. Herold, McKenna, WDOE Inspectors. UBAT inspection report for Western Dry Kilns, Ltd. Storm drain probably discharges to Wheeler-Osgood waterway. No problem chemicals are suspected. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC WOMARF3IR093091: 09/30/91. Ecology. UBAT inspection report for Marine Floats/ShurCold; notes no wastes generated. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO052689: 05/26/89. Rico Baroga, Tacoma Pierce County Health Dept. Memo to file re follow-up compliance inspection at Western Steel Fabricators site. Although some effort has been made at compliance, another follow-up inspection and meeting will be necessary. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO052289: 05/22/89. A. Comstock, Tacoma Pierce County Health Dept. Re Western Steel Fabricators' failure to comply with request from Tacoma-Pierce County Health Dept for specific remedial action. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO052289A: 05/22/89. Rico Baroga, Tacoma Pierce County Health Dept. Note to file re compliance inspection of Western Steel Fabricators site. Notes that some effort has been made to comply with TPCHD's requirements. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6CL042089: 04/20/89. Norman Payton, Tacoma Pierce County Health Dept. Re Western Steel Fabricators. Complaint re discharge of water contaminated with rust and paint to Wheeler-Osgood Waterway. No effort has yet been made to remove solid waste in yard. Document type: Complaint Log. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6NOV033089: 03/30/89. Norman Payton, Tacoma-Pierce County Health Dept. Advises that TPCHD will reinspect the Western Steel facility to ensure that preventive measures prescribed to prevent paint and steel from entering catch basins have be Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO032189: 03/21/89. Rick Singer, Tacoma Pierce County Health Dept. Re complaint of discharge via storm drain of reddish-rust colored paint to Wheeler-Osgood Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6CL030989: 03/09/89. Norman Payton, Tacoma Pierce County Health Dept. Re Western Steel Fabrication. Three separate entries noting rust metal chips and paint on ground, washing of yard into storm drain, continued discharge of contaminants to waterway. Document type: Complaint Log. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6NOV030389: 03/03/89. J. Hedges, Tacoma Pierce County Health Dept. Notice

**WATT The Wattles Company, continued**

of violation of to Western Steel Fabricators re illegal discharge or wastewater to waters of the State of WA. Document type: Notice of Violation. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ8EC022389: 02/23/89. Unknown. Re Western Steel Fabrication. Notes discharge of water contaminated with rust, steel shavings, and oxide primer paint overspray to Wheeler-Osgood Waterway via Outfall 261. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

PRC WODELR3IR010101: 01/01/01. M Coleman, Washington Department of Ecology. Follow-up inspection report for Delta Rail; notes grease pit inside warehouse; Milestone 1 report suggests facility does not contribute problem chemicals based on existing information. (Undated.) Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

**THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES**

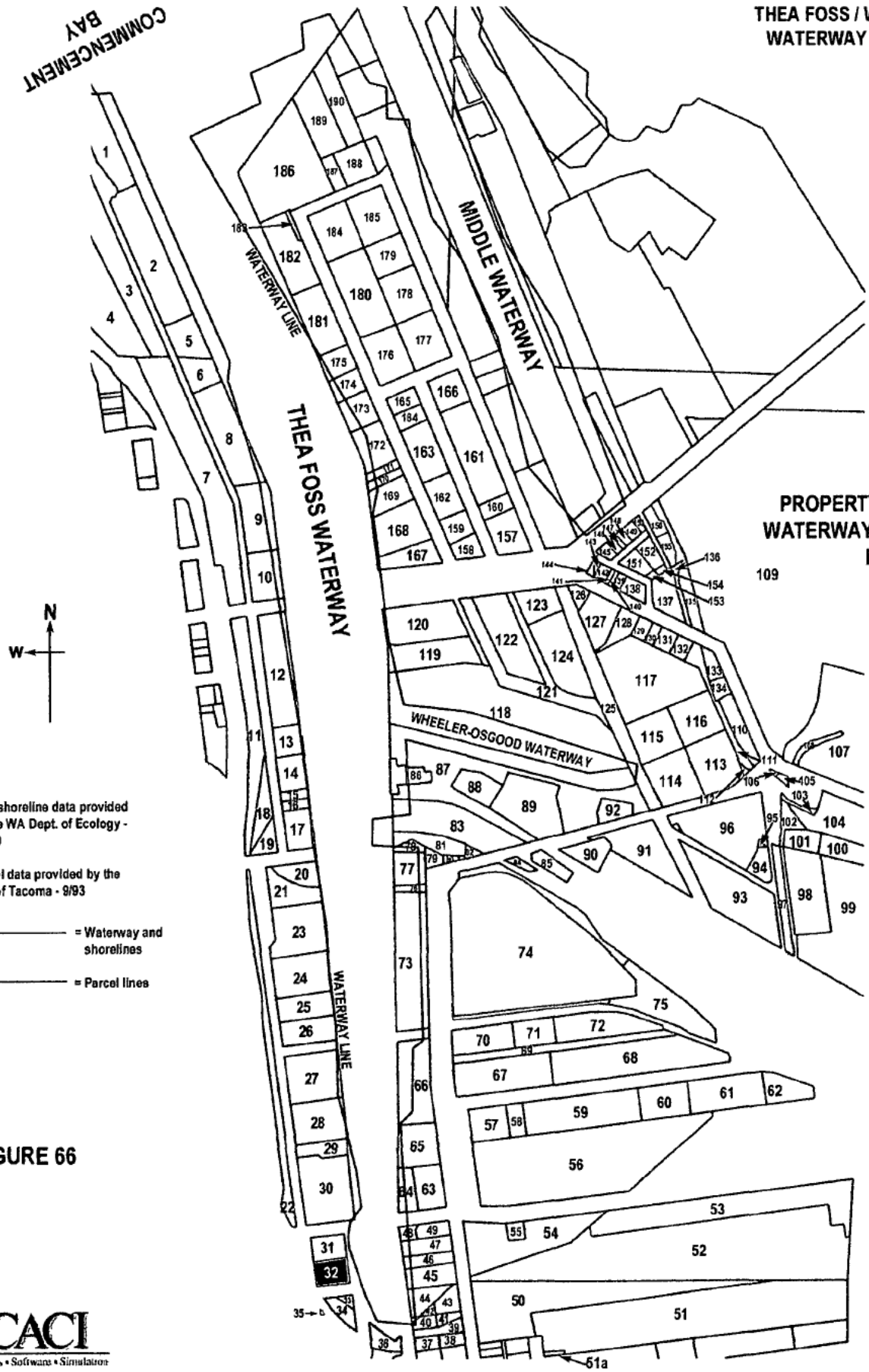


**FIGURE 66**

CACI
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## WATW Waterway Properties, Inc., continued

**Party address:**

5109 Pt. Fosdick Drive NW, Suite E-303
Gig Harbor, WA 98335

**Contact persons:**

Kim Foster, Esq.
5109 Pt. Fosdick Drive NW, Suite E-303
Gig Harbor, WA 98335
(206) 241-8000

**PRP Status:** D

**Properties Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **2115 Dock Street** (32)[43] | | | |
| 8950001832 | Waterway Properties, Inc | O | 1992 - Present |
| | City of Tacoma | O | 1982-Present |
| | Package Service, Inc. | O | Unk.-1982 |
| | Menasha Corp. | O/T | 1952 - 1969 |
| | Gamble Manufacturing Co. | O/T | 1929 - 1952 |
| | Advance Ross (as successor to H.M. Byllesby and Co.) | O | 1909 - 1924 |

**Summary of Evidence:**

- Party is an owner of a portion of the former Tacoma Coal Gasification Site.

[43]Both the City of Tacoma and Waterway Properties, Inc. claim ownership of this parcel.

**WATW Waterway Properties, Inc., continued**

- The presence of several components of coal tar, including PAHs, benzene, ethyl benzene, toluene, and xylene in groundwater beneath the site have been documented by Ecology.

- Coal tar and free tar have been observed entering the Head of the Thea Foss Waterway from shallow sediments along the shoreline.

[See narrative for Advance Ross for Coal Gasification Site history; also see narrative for PacifiCorp, WA Dept. of Transportation, and WA Natural Gas.]

Waterway Properties, Inc. (WPI) purchased the subject property at 2115 Dock Street from Package Service, Inc. (Package Service) on January 6, 1992. WPI believes that Package Services purchased the property in the 1960s or earlier but never made use of the property because of its small size (approximately one-half acre). The Estate of Robert Wingate is also listed in WPI's 1997 104(e) Response as a former owner of the property during the first part of the century. WPI also notes that Northern Pacific Railroad was granted an easement across the property for purposes of constructing a single track rail spur in 1915. According to WPI, the rail siding effectively eliminated any other uses for the property since it bisected the property. WPI believes that the track remained in existence until the 1960s when Package Service purchased the parcel (CACI HFWATW7RIR022897).

WPI notes in its 1997 104(e) Response that there has never been a structure on the property at 2115 Dock Street. It believes that there are no underground pipes on the property with the exception of City of Tacoma utilities which are likely on the Dock Street right of way. The property is virtually flat and WPI believes that surface drainage is in the direction of the waterway. WPI is aware of no drains, sewers, ditches, or tributaries on the property with the exception of the above-referenced City of Tacoma utilities (CACI HFWATW7RIR022897).

Although WPI's property lies within the boundaries of the Coal Gasification Site, WPI believes that the actual gasification plant, which operated in the early 1900s, was situated west of Dock Street in the vicinity of I-705 [sic]. WPI believes that PAHs and LPAHs from the coal gasification site and attendant residue are being carried down gradient in groundwater. It believes that the plume from the gasification site extends under portions of WPI's site at a depth of approximately 25 feet. The PLPs for the Coal Gasification Site have completed most of the testing and design and are completing negotiations with the WA Dept. of Ecology (Ecology) under an Agreed Order to construct a subsurface barrier wall west of Dock Street which would intercept the plume before it reaches WPI's parcel and the waterway itself (CACI HFWATW7RIR022897).

Ecology found in October of 1993 that Waterway Properties is an owner of portions of the coal tar site, specifically Lots 7 - 12, Block 57, Map of Tacoma Tidelands, The Tacoma Land Company's Second Addition to Tacoma, W.T. (CACI HFTACO3AGO102893).

**Outstanding Issues:**

The City of Tacoma also claims ownership to the property at 2115 East Dock Street, Parcel No.

**WATW Waterway Properties, Inc., continued**

8950001832 (CACI F/WOTACO7RIR030797).

**Corporate History:**

WPI is a WA Corporation in good standing. The shareholders are Kim Foster (VP and Secretary/Treasurer) and Deanne Foster (President and Chairman). The subject property is WPI's only asset (CACI HFWATW7RIR022897).

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter and 104(e) Request for Information, Waterway Properties, Inc. - GNL/RFI (CACI HFWATW1GNL/RFI013197) |
| 10/28/93 | Agreed Order No. DE 93TC-S166, In the Matter of Remedial Action by City of Tacoma, Washington State Dept. of Transportation, Washington Natural Gas, PacifiCorp, Advance Ross Corp., and Waterway Properties, Inc. - AGO (CACI HFTACO3AGO102893) |

**Descriptions of Documents Related to Waterway Properties, Inc.:**

CACI HFWATW1GNL072597: 07/25/97. William H. Longston, EPA Region 10. General notice letter to Waterway Properties, Inc. re potential liability for response costs in connection with cleanup of Thea Foss and Wheeler-Osgood Waterways. Document type: General Notice Letter. Enforcement quality: Documents from agencies/agents.

CACI HFADVR7RIR041897: 04/18/97. Randy M. Joseph, President, VP, Treasurer and Assistant Secretary, Advance Ross Sub Company. Response of Advance Ross to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWATW7LTR033197: 03/31/97. Kim Foster, Waterway Properties, Inc. Advises Ken Marcy of EPA that Waterway Properties, Inc. has received a proposal from D.J. Brooks to purchase its property located at 2115 Dock St on the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG7RIR031197: 03/11/97. Stephen Secrist, Staff Counsel, Washington Natural Gas. Response of Washington Natural Gas to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied

**WATW Waterway Properties, Inc., continued**

by PRPs/agents.

CACI HFWATW7LTR030797: 03/07/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Transmits copy of Temporary Use Agreement between Waterway Properties and Max Kuhney Construction re construction of WSDOT Project 509 Bridge. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWATW7RIR022897: 02/28/97. Kim Foster, Corporate Counsel and VP, Waterway Properties, Inc. Response of Waterway Properties, Inc. to EPA's 104(e) 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWATW1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Waterway Properties, Inc. c/o Kim Foster. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWANG5SCR112995: 11/29/95. Karen Crockett, Senior Laboratory Analyst, Tacoma Public Works Utility Services Laboratory. Coal Tar Fingerprint Analysis for Foss Round 2 Core Samples. Document type: Source control report. Enforcement quality: Undocumented data from any source.

CACI HFTACO3AGO102893: 10/28/93. Dept. of Ecology. Agreed Order No. DE 93TC-S166 between the City of Tacoma, Washington DOT, Washington Natural Gas, Pacificorp, Advance Ross Corp and Waterway Properties, Inc. Document type: Agreed Order. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3LTR060493: 06/04/93. Megan White, Ecology. Notice of Additional PLPs at Tacoma Coal Gasification Site. Advises Waterway Properties, Inc. of the addition of Metropolitan Parks District to group of PLPs for the coal tar site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWATW3PLP041693: 04/16/93. Megan White, Ecology. Advises that Ecology has found that credible evidence exists to support Waterway Properties, Inc.'s status as a PLP at the Tacoma Coal Gasification Plant. Document type: PLP Notification Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWATW7LTR030293: 03/02/93. Bradley B. Jones, Gordon, Thomas, Honeywell, et al. Advises Ecology Inspector Marv Coleman that Waterway Properties, Inc is the owner of Lots 7 through 12 in Block 57 near the Tacoma Coal Gasification Site. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

**WATW Waterway Properties, Inc., continued**

for the Release of Hazardous Substances Under the Model Toxics Control Act; Tacoma Coal Gasification Plant. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWASD3MEMO012793: 01/27/93. Dept of Ecology. Tentative Agenda for Tacoma Coal Gasification Site investigation and remediation of contamination affecting upland soils and groundwater and Thea Foss Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWANG3MEMO082792: 08/27/92. Dave Smith, Ecology. Technical Memo for Tacoma Spur Coal Gasification Facility, Head of Thea Foss Waterway. Includes site history, previous investigation, recent investigation and activities, and recommendations. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWASD8RI090185: 09/01/85. Unknown. Framework for Remedial Investigation. Document type: Remedial Investigation. Enforcement quality: Undocumented data from any source.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

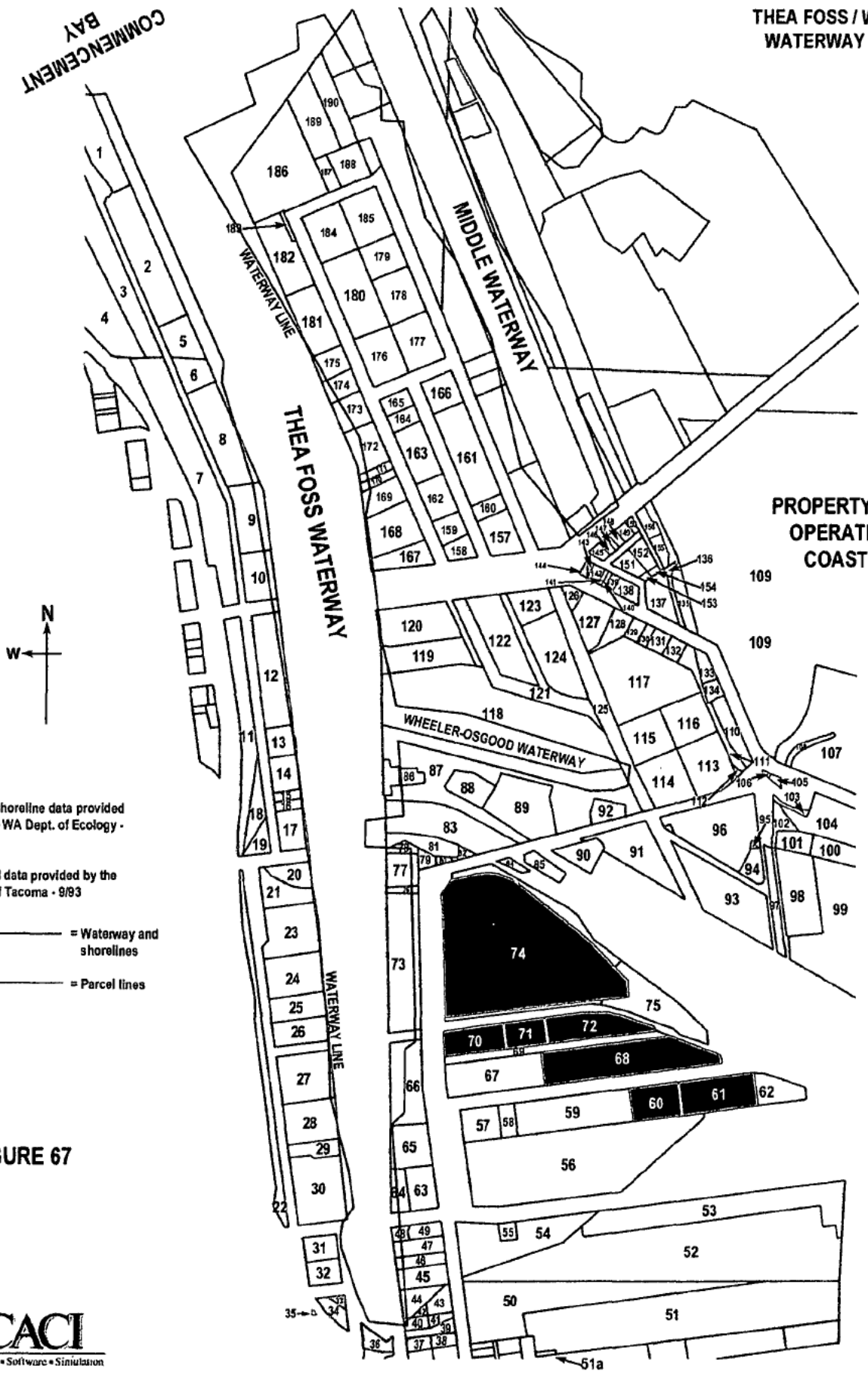


FIGURE 67

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**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

**Party address:**

1525 East D Street
P.O. Box 2237
Tacoma, WA 98401

**Contact persons:**

Herb Muchow
Facilities Manager
1525 East D Street
P.O. Box 2237
Tacoma, WA 98401

Attorney

Bradley Jones, Esq.
c/o Gordon Thomas Honeywell, et al
2200 First Interstate Plaza
P.O. Box 1157
Tacoma, WA 98401-1157

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1525 East D Street** (74) | | | |
| 8950001651 | SVH Realty, Inc. | O | 1996 - Present |
| | SuperValu Holdings, Inc. | T | 1996 - Present |
| | Ohiocubco, Inc./SuperValu Holdings, Inc. | O/T | 1992 - 1996 |
| | Super Valu Stores, Inc. | O | 1989 - 1992 |
| | West Coast Grocery | T | 1989 - 1992 |

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | West Coast Grocery | O/T | 1946 - 1989 |
| | Union Pacific Railroad Co. | O | Unk. - 1946 |
| **1801 East D Street** (70) | | | |
| 6370000010 | SVH Realty, Inc. | O | 1996 - Present |
| | SuperValu Holdings, Inc. | T | 1996 - Present |
| | Ohiocubco, Inc./SuperValu Holdings, Inc. | O/T | 1992 - 1996 |
| | Shepard Trucking Co. | T | 1991 - 1994 |
| | Telco Credit Union | T | 1987 - 1990 |
| | CDI | T | 1985 - 1988 |
| | WA Credit Union | T | 1982 - 1984 |
| | CDI (Sublessee to WA Credit Union) | ST | 1982 - 1984 |
| | Super Valu Stores, Inc. /West Coast Grocery | O/T | 1981 - 1989 |
| | Crown Zellerbach | O | Unk. - 1981 |
| **420 East 18th Street** (71) | | | |
| 6370000020 | SVH Realty, Inc. | O | 1996 - Present |
| | SuperValu Holdings, Inc. | T | 1996 - Present |
| | Ohiocubco, Inc./SuperValu Holdings, Inc. | O/T | 1992 - 1996 |
| | Super Valu Stores, Inc. | O/T | 1980 - 1992 |
| | GrowPac/Weslee Crawford/Pacific Lutheran University | O | Unk. - 1980 |
| **448 East 18th Street** (72) | | | |
| 6370000030 | SVH Realty, Inc. | O | 1996 - Present |

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | West Coast Fruit & Produce Co. | O/T | 1963 - 1996 |
| | Northern Pacific Railroad Co. | O | Unk. - 1963 |
| **480 East 19th Street** (61) | | | |
| 6370000085 | SVH Realty, Inc. | O | 1996 - Present |
| | SuperValu Holdings, Inc. | T | 1996 - Present |
| | Ohiocubco, Inc./SuperValu Holdings, Inc. | O/T | 1992 - 1996 |
| | West Coast Grocery | O/T | 1965 - 1992 |
| | State Distributing Co. and Northern Pacific Railroad Co. | O | Unk. - 1965 |
| **490 East 19th Street** (60) | | | |
| 6370000084 | SVH Realty, Inc. | O | 1996 - Present |
| | SuperValu Holdings, Inc. | T | 1996 - Present |
| | Ohiocubco, Inc./ SuperValu Holdings, Inc. | O/T | 1992 - 1996 |
| | West Coast Grocery | O/T | 1965 - 1992 |
| | Northern Pacific Railroad Co. | O | Unk. - 1965 |
| **495 East 19th Street** (68) | | | |
| 6370000051 | SVH Realty, Inc. | O | 1996 - Present |
| | Ohiocubco, Inc./SuperValu Holdings, Inc. | O/T | 1992 -1996 |
| | SuperValu Stores, Inc. | O/T | 1989 - 1992 |
| | West Coast Grocery | O/T | 1975 - 1989 |
| | Northern Pacific Railroad Co. | O | Unk. - 1975 |

**Summary of Evidence:**

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

SVH Realty, Inc. owns several parcels of land between East 15th Street and East 19th Street on which its parent company, SuperValu Holdings, Inc., operates a wholesale grocery receiving, storage, and distribution business. All parcels are upland from the head of the Thea Foss Waterway. Pathways and possible releases of problem chemicals to the Thea Foss Waterway from SuperValu's properties are described as follows:

1525 East D Street

- Party has owned and operated a grocery distribution business on this property since 1946.
- Storm water runoff drains through an oil/water separator and into a privately owned drain that discharges to the Head of the Thea Foss Waterway at Outfall No. 249.
- Samples of water in catch basins contained elevated levels of problem chemical metals.

West Coast Grocery has operated on its property at 1525 East D Street since it purchased the property from Union Pacific Railroad in 1946. Business activities at this property include receiving, warehousing, and shipping of food and non-food items, office functions, and a print shop. Before 1968, truck maintenance was also performed at this location (PTI HFWESC7RIR062289).

One pathway to the Head of the Thea Foss Waterway is documented for this property. Storm water runoff from the paved site drains into several catch basins that connect to a privately owned storm drain that discharges to the waterway at Outfall No. 249 (PRC HFWESC3IR110392). Some time before 1985, West Coast Grocery installed an oil/water separator system in the storm drain (PRC HFWESC3IR031585).

Releases of oil and grease and problem chemical metals are documented for this property. In 1985, Ecology received a complaint of a discharge of a large amount of oil from Outfall No. 249 and identified the source as the West Coast Grocery property (PTI HFWESC9NTS120788). In a follow-up inspection in March of 1985, Ecology noted that the appearance of oil in the oil/water separator was a mystery, noting that the separator had been pumped two weeks' prior, at which point 1,000 gallons (the report does not specify of what) were removed. Ecology's Inspector did indicate that the separator had considerable product in each chamber (PTI HFWESC3IR031895). Ecology sampled water from Outfall No. 249 in September 1992 and detected copper (90.3 ug/l), lead (69 ug/l), zinc (1,020 ug/l), cadmium (3.2 ug/l), nickel (11 ug/l) and oil and grease (2.2 mg/l). The above concentration for copper was 36 times the SQO, and zinc was approximately 12 times the SQO (PRC HFWESC3MEMO120892). In an August 1993 Inspection Report, Ecology Inspector Joyce Mercuri noted that the catch basins on the property appeared to be full of sediments. West Coast's contact indicated that he was unaware of whether the catch basins had ever been cleaned. He indicated that there were plans to have them cleaned "soon." Mercuri stated that prior to the installation of the permanent truck wash rack on the property, trucks were washed in the yard area. She speculated that the catch basin sediments likely contained contaminants, including zinc, from the historical truck washing. The fuel island was also inspected by Mercuri during the August 1993 visit, who noted that a catch basin had been added to the area

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

within the berm which surrounded the island. West Coast's representative noted that the fuel area was occasionally washed down into the catch basin, which tied into the main drainage system that discharged to the waterway through Outfall No. 249. Mercuri advised West Coast that this practice was not allowed and had to be discontinued. Mercuri also mentioned in her report that there was a leaking filter on one of the diesel hoses that was dripping fuel into a small bucket which was nearly full (CACI HFWESC3IR081893).

Ecology's Head of the Thea Foss Milestone 1 Report lists West Coast Grocery as a probable source (List 2) of ongoing releases of problem chemicals to the waterway and notes that its status as a confirmed source is pending additional sampling for copper and zinc near Outfall No. 249 (CACI HFMILE3SCR060193). In a 1994 Addendum to the Milestone 1 Report, Ecology stated that there was sufficient information available to consider West Coast Grocery an ongoing, confirmed (List 3) source of problem chemicals to the Head of the Thea Foss Waterway (CACI HF/MFMILE3SCR040794).

**Additional Information:**

480, 490 and 495 East 19th Street

- Party owns property upland from the head of the Thea Foss Waterway at which it operates a meat refrigeration plant and truck repair and maintenance garage.

- Storm water runoff drains through an oil/water separator and into a City of Tacoma storm drain that discharges to the waterway at Outfall Nos. 246 and 247.

West Coast Grocery has operated at three parcels on the 400 block of East 19th Street since purchasing them from Northern Pacific Railroad Co. in 1965 and 1967. The 490 East 19th Street property (parcel No. 6370000084) is used as a truck and forklift repairing and fueling garage. The 480 East 19th Street property (parcel No. 6370000085) is a refrigerated meat distribution facility. Before 1984, meat was also processed at this location. The 495 East 19th Street property (parcel No. 6370000051) serves as West Coast Grocery's corporate office (PTI HFWESC7RIR062289).

One pathway to the Thea Foss Waterway is documented for these parcels. Storm water runoff drains into catch basins that are connected to a Tacoma storm drain that discharges at Outfall Nos. 246 and 247 (CACI HFWESC5LTR042589, PTI HFWESC7RIR062289). In the early 1980s, Ecology noted after an unannounced site visit that West Coast Grocery was discharging hot dip tank solution, floor wash water, and non-contact cooling water from a compressor down the storm drain (PTI HFWESC3IR080482).

No direct evidence of releases of problem chemicals to this pathway is documented in the party file or database, although the City of Tacoma Sewer Utility Division (TSU) advised West Coast Grocery in April 1989 that washwater discharged from its vehicle maintenance facility was caustic in nature, contained high pH value (between 10 and 12), and contained oils, greases, and heavy

metals. TSU, in an April 25, 1989 letter to West Coast Grocery, required the company to pretreat the truck washing wastewater in an oil/water separator before discharging it to the sanitary sewer (CACI HFWESC5LTR042589). Based on this requirement, it appears likely that the flow that was formerly discharged to the storm drains contained oil, grease, and heavy metals, although no sampling data to substantiate this claim are documented.

Releases of petroleum hydrocarbons to the soil from leaking underground storage tanks at 490 East 19th Street are also documented. In 1988, Hunter/Gregg, Inc. tested soil gases in the vicinity of the tanks and detected petroleum hydrocarbons at 0 to 75 ppm using passive soil gas collection and organic vapor analysis techniques (PTI HFWESC7CR010589). The file and database contain no documentation that petroleum hydrocarbons or metals may have migrated into the groundwater below the property.

Other Properties

West Coast Grocery also owns property at 1801 D Street (parcel No. 6370000010), 420 East 18th Street (parcel No. 6370000020), where it operates warehouses, and at 448 East 18th Street (parcel No. 6370000030), where its West Coast Fruit and Produce division operates a warehouse and fueling facility. West Coast Grocery also leased a warehouse at 1203 East D Street from the Wattles Company from 1988 to 1990 (PTI HFWESC7RIR062289). No information about pathways or releases of problem chemicals, if any, is documented for these properties.

**Outstanding Issues:**

The storm drain at 1525 East D Street also drains the former train yard[44] located east and upstream of the West Coast Grocery facility. Storm runoff from the train yard may also be a source of oil and grease or other problem chemicals to this pathway. In 1993, Ecology requested that West Coast Grocery sample and clean out sediments from the catch basins at 1525 East D Street. Ecology Inspector Mercuri noted in an August 18, 1993 Inspection report that it had been confirmed that some drainage from the MPS, Inc. yard flows to the West Coast storm drain system (PRC HFWESC3IR081893). No sediment sampling results are documented in the party file.

SuperValu Holdings, Inc. has indicated that it transferred its ownership in seven properties in the vicinity of the CB/NT Site to SVH Realty, Inc. The Secretary of State database, however, lists the owner of the properties at 420, 480, 490, and 495 East D Street, as Ohiocubco, Inc. The owner of the property at 1525 East D Street is listed with the Secretary of State as SuperValu Stores, Inc. The owner of the property at 1801 East D Street is listed as Ohiocubco and West Coast Grocery Co. The property at 448 East 18th Street is listed with the Secretary of State as owned by West Coast Fruit and Produce. Lastly, the Secretary of State associates the property at 1525 East D Street with Parcel No. 8950001652 as opposed to 8950001651 as indicated in the party's 104(e)

[44]This reference likely relates to the former Union Pacific yard, currently owned by MPS-Tacoma, Inc.

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

Responses.

**Corporate History:**

West Coast Grocery was incorporated in Washington in 1891 as a wholesale grocery business. West Coast Fruit and Produce, Inc., was formed in 1907 as a fruit and produce wholesaler. Although the relationship between the two is not well documented, West Coast Grocery was apparently the parent company. Before 1989, West Coast Grocery also owned Cigarette Distributors, Inc., which still operates as a tenant at 1801 East D Street (PTI HFWESC7RIR062289).

On December 27, 1996, SuperValu Holdings, Inc., transferred ownership of the properties associated with the Commencement Bay Site to SVH Realty, Inc., a Delaware corporation. West Coast Grocery was at one time a wholly owned subsidiary of SuperValu Stores, Inc., a Minnesota corporation. SuperValu Stores, Inc. acquired all of the stock of West Coast Grocery in 1985 and merged all of West Coast Grocery's assets into its own operation in 1989. West Coast Grocery no longer operates as a separate entity. By 1987, SuperValu Stores, Inc. had acquired all of the stock of West Coast Fruit and Produce Company, Inc., and transferred all its assets to itself in 1989 so that West Coast Fruit and Produce Company, Inc., also no longer operates as a separate entity (PTI HFWESC7RIR062289). In a corporate restructuring, SuperValu Stores, Inc. transferred its West Coast Grocery Division to Ohiocubco, inc., an Ohio corporation, effective February 29, 1992. Ohiocubco then merged into SuperValu Holdings, Inc., an Ohio corporation, effective December 22, 1992. SuperValu Holdings, Inc. merged into Wetterau Inc., a Missouri corporation, effective February 24, 1994. Wetterau, Inc. changed its name to SuperValu Holdings, Inc., a Missouri Corporation, effective February 26, 1994.

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | 104(e) Request for Information, SuperValu Holdings, Inc. (West Coast Grocery) - RFI (CACI HFWESC1RFI013197 |
| 4/24/89 | General Notice Letter and 104(e) Request for Information, West Coast Grocery - GNL/RFI (PTI HFWESC7RIR062289) |

**Descriptions of Documents Related to SuperValu Holdings, Inc. (West Coast Grocery):**

CACI HFWESC1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that,

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

based on its review of available information, EPA has not altered West Coast Grocery's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR070197: 07/01/97. EPA Regoin 10. EPA Final Summary of Source Control Effectiveness - Appendix G Round 2 Data Evaluation. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality: Documents from agencies/agents.

CACI HFWESC7RIR041897: 04/18/97. Bradley B. Jones, Gordon, Thomas, Honeywell, et al. Response of Supervalu on behalf of West Coast Grocery to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFUNIP7RIR041197: 04/14/97. Thomas E. Greenland, Environmental Counsel, Union Pacific Railroad Company. Response of Union Pacific Railroad to EPA's 1/31/97 request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWESC7LTR033197: 03/31/97. Bradley B. Jones, Esq., Gordon, Thomas, et al. Confirms that Supervalue will be given until 4/11/97 to respond to EPA's 104(e) request re West Coast Grocery's activities near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWESC1LTR031097: 03/10/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Supervalue's (West Coast Grocery's) letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWESC7LTR030697: 03/06/97. Lynette K. Stocker, Litigation Paralegal, Supervalu Inc. Confirms that Supervalu has been granted a 30-day extension of time in which to respond to EPA's request for information regarding West Coast Grocery's activiti Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWESC1LTR030497: 03/04/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of West Coast Grocery's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWESC1RFI013197: 01/31/97. Leroy Loiselle. EPA Region 10. EPA 104(e) request for information regarding West Coast Grocery Co.'s activities near the Thea Foss Waterway.

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI F/WOTACO7TR053095: 05/20/95. Hart Crowser, Inc. Round 1 Data Evaluation Report - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWESC7TR051994: 05/19/94. EcoChem, Inc. West Coast Grocery Stormwater Collection Sampling Investigation. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/MFMILE3SCR040794: 04/07/94. Dave Smith, Ecology. Addendum to Milestone 1 Report for Foss Waterway. Identifies additional properties previously listed as pending which are now considered ongoing/confirmed sources of problem chemicals. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI HFWESC3LTR090393: 09/03/93. J. Mercuri, Ecology. Follow-up letter re Ecology's 8/18/93 inspection of West Coast Grocery site. Lists follow-up items that need attention and references likelihood that sediments in catch basins contain zinc. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC F/WOTAXDATA090193: 09/01/93. City of Tacoma. Property tax database. Document type: Unknown- PTI will find at later date. Enforcement quality: Documents from agencies/agents.

CACI HFWESC3IR081893: 08/18/93. J. Mercuri, Ecology. UBAT follow-up inspection report re West Coast Grocery site at 1525 East D St. Of concern is the potential for zinc runoff to head of Thea Foss waterway. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFMILE3SCR070193: 07/01/93. Ecology. Head of Thea Foss Waterway Milestone 1 Report. Document type: Unknown- PTI will find at later date. Enforcement quality: Documents from agencies/agents.

CACI HFMILE3SCR060193: 06/01/93. Dept. of Ecology. Source Control Status Report Milestone 1 for the Head of the Thea Foss Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC HFWESC3IR110392: 11/03/92. Ecology. UBAT Inspection Report of West Coast Grocery facilities. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PTI HFWESC7RIR062289: 06/22/89. West Coast Grocery Co. Response to Request for Information from West Coast Grocery Co. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

**WESC West Coast Grocery Co., Inc.**
**(Super Valu Stores, Inc.), continued**

CACI HFWESC5LTR042589: 04/25/89. Michael Price, City of Tacoma, Sewer Utility Division. Advises that truck washwater discharged from vehicle maintenance operation is caustic in nature, has a high pH value, and contains oils, greases, and heavy metals Document type: Letter. Enforcement quality: Documents from agencies/agents.

PRC HFWESC5LTR042589: 04/25/89. City of Tacoma Sewer Utility. Letter regarding sampling of catch basins. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWESC7CR010589: 01/05/89. Hunter/Gregg, Inc. Results of Phase II Environmental Risk Assessment at SuperValu Stores (West Coast Grocery) 495 East 19th St, Tacoma, WA. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFWESC9NTS120788: 12/07/88. Tetra Tech. Notes from Ecology's files on West Coast Grocery. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PRC HFWESC3IR031585: 03/15/85. Ecology. Ecology Inspection Report regarding warehouse separator containing produce discharging to storm drain No. 249. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HFWESC3IR080482: 08/04/82. Ecology. Inspection Report regarding discharge of "caustic type" hot tank dip solution. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

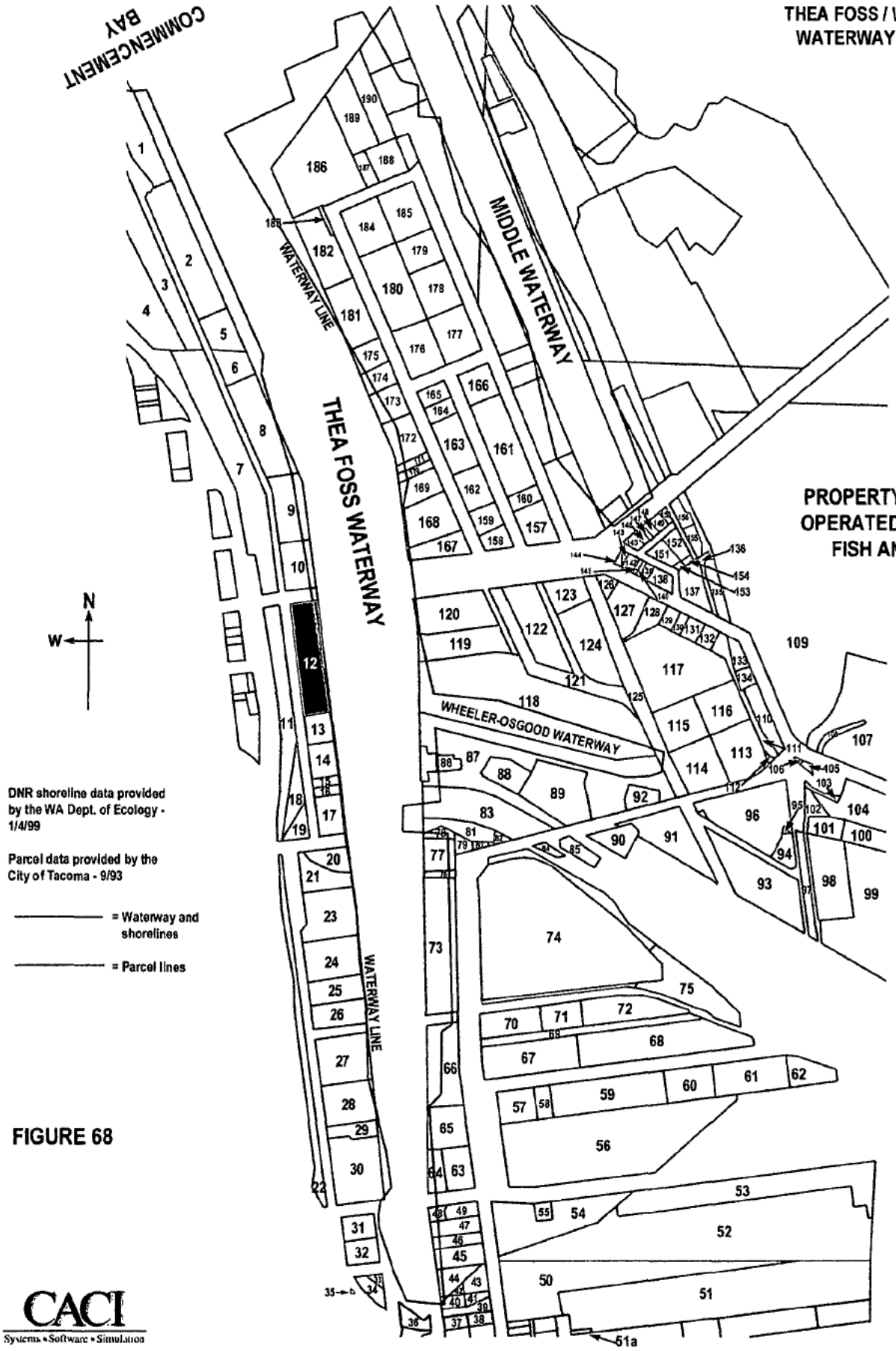


FIGURE 68

CACI
Systems • Software • Simulation

**WESF Western Fish and Oyster Company, Inc. continued**

**Party address:**
1137 Dock Street
Tacoma, WA 98402

**Contact persons:**
Unknown

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1131-1137 Dock Street** (12) | | | |
| 8950001960 | City of Tacoma | O | 1988 - Present |
| | Atlas Foundry and Machine | T | 1963 - 1978 |
| | Dravis, Inc. | T | Unk. - 1963 |
| | Coast Iron and Machine Works | T | Unk. - 1983 |
| | Pacific Machine Co. | T | Unk. |
| | Western Fish and Oyster | T | 1963 - 1990 |
| | City of Tacoma Public Utilities Dept. | O/T | 1941 - 1988 |
| | City of Tacoma Public Utilities Dept. | T | 1922 - 1941 |
| | City of Tacoma | O | 1922 - 1941 |

**Summary of Evidence:**

- Party operated a fish processing plant on land abutting the head of the Thea Foss Waterway

**WESF Western Fish and Oyster Company, Inc. continued**

- Fish processing wastewater and offal were discharged to the waterway, but no releases of problem chemicals are documented.

Western Fish and Oyster Company, Inc. (Western Fish), operated a fresh and frozen seafood processing plant on land abutting the Head of the Thea Foss Waterway from 1963 until approximately 1990. The property, which was formerly occupied by the Tacoma Central Heating plant, has been owned by the City of Tacoma since the 1920s. The Western Fish plant, the Atlas Foundry and Coast Iron & Machine Works plants directly to the north, and the Tacoma Steam Plant directly to the south, all of which have been razed, are currently considered to be part of one large parcel (CACI F/WOTACO7RIR030797).

Western Fish discharged floor washing wastewater, seafood processing wastewater, and offal to floor drains that either discharged directly to the waterway or were connected to a storm drain that discharged to the waterway (PTI HFWESF9NTS091589). Western Fish held NPDES permit WA-0022853 for this discharge. TPCHD documented complaints of fish offals washed up along bank of the waterway near the facility in 1986 (PTI HFWESF9NTS091589). Despite the fish wastes, no releases of problem chemicals are specifically documented in the database or party file for Western Fish's fish processing operations at the property.

Although the database contains no documentation of releases of problem chemicals from Western Fish's operations, problem chemical metals may have been released from fill material along the waterway bank of the property during the period when Western Fish operated there. In 1992, Ecology observed metal slag and metal turning wastes along the bank of the waterway from the 11th Street bridge south to the Tacoma Steam plant site. Ecology attributed the slag and turnings to the Atlas Foundry and Coast Iron & Machine Works operations located north of Western Fish's plant. Several problem chemical metals, including copper, zinc, lead, and nickel may have been released from the fill through tidal flushing, groundwater seepage, and surface water runoff (PRC HFCOAI3SR012193). (Please see the Coast Iron & Machine Works narrative for further information).

Ecology's Head of the Thea Foss Milestone 1 Report lists the Western Fish facility but not as either a probable or ongoing source of problem chemicals to the waterway. Ecology notes in the comments section that the Western Fish operation is no longer onsite and that the "UST piles" have been removed (CACI HFMILES3SCR060193).

**Outstanding Issues:**

No response to the 1989 general notice letter and 104(e) request for information is documented for Western Fish. Consequently, very little information regarding property ownership, facility operations, sources and releases of problem chemicals, or pathways is documented.

## WESF Western Fish and Oyster Company, Inc.

**Corporate History:**

Western Fish and Oyster Company incorporated in Washington on November 4, 1963 as a retailer and wholesaler of fresh and frozen seafood. The company was administratively dissolved on February 21, 1990 for failure to file an annual list of officers and license renewal (PRC HFWESF11CAR022190).

**Administrative Actions:**

| Date | Document |
|---|---|
| 4/24/89 | General Notice Letter and 104(e) request for Information, Western Fish and Oyster - GNL/RFI (No copy in file.) |
| __/__/__ | NPDES Permit No. WA - 0022853 issued to Western Fish & Oyster Co., Inc. - NPP (PTI HFWESF9NTS091589) |

**Descriptions of Documents Related to Western Fish & Oyster Company, Inc.:**

CACI F/WOTACO7TR053095: 05/20/95. Hart Crowser, Inc. Round 1 Data Evaluation Report - Thea Foss and Wheeler-Osgood Waterways, Tacoma, WA. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

PRC HFWESF11CAR022190: 02/21/90. STATE OF WA SECRETARY OF STATE. CERTIFICATE OF ADMINISTRATIVE DISSOLUTION BECAUSE OF FAILURE OF CORPORATION TO FILE AN ANNUAL REPORT. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Documents from agencies/agents.

PRC HFWESF11CAR111088: 11/10/88. STATE OF WASHINGTON SECRETARY OF STATE. CORORATE LICENSE RENEWAL/ANNUAL REPORT FOR WESTERN FISH: OYSTER. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Documents from agencies/agents.

CACI HFWESF11CAR111463: 11/14/63. WA Secretary of State. Corporate record for Western Fish and Oyster Co., Inc. Document type: Corporate Annual Report/Corporate Record. Enforcement quality: Unknown.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

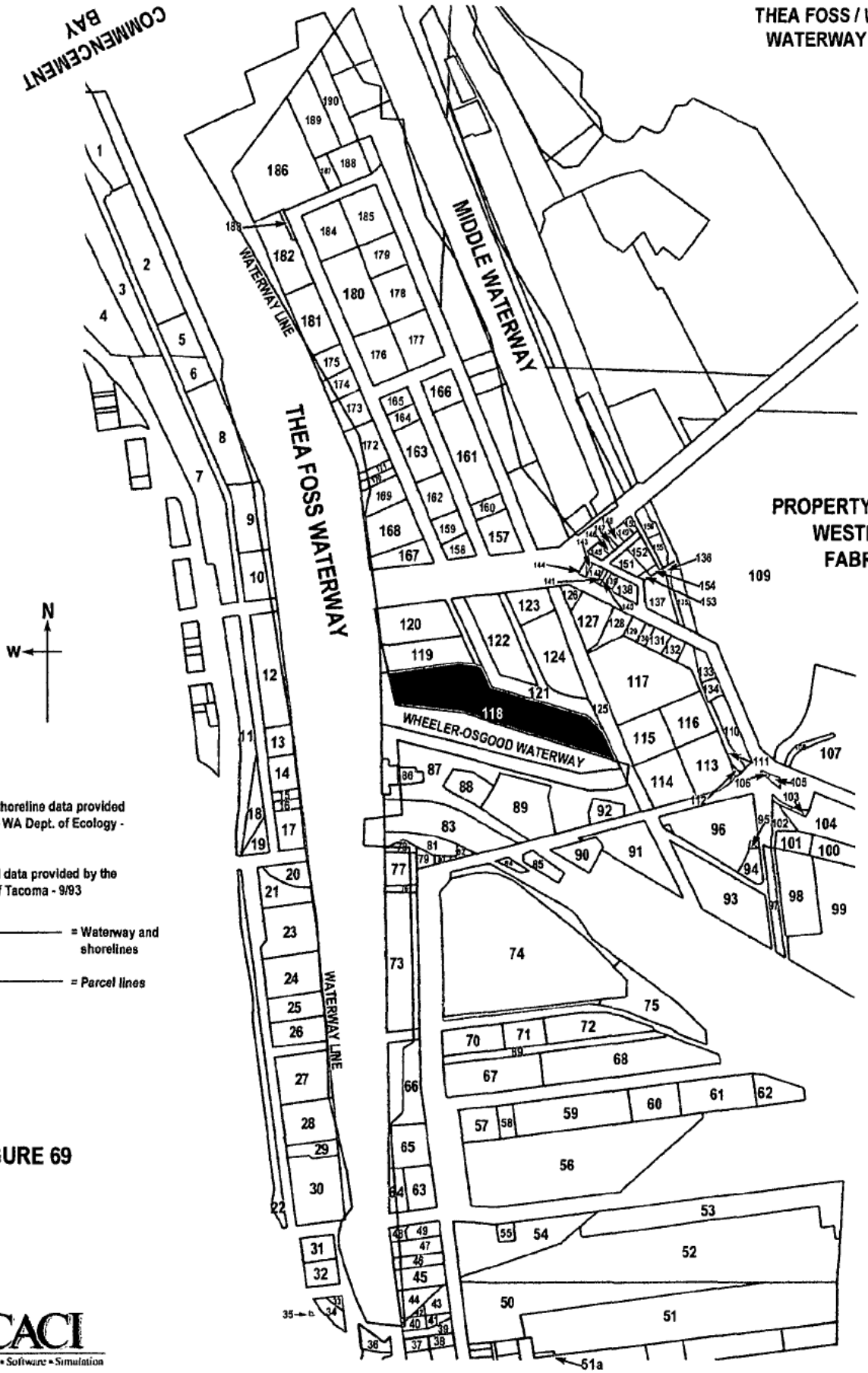


FIGURE 69

CACI
Systems • Software • Simulation

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

**Party address:**

1207 East D Street
Tacoma, WA 98421-2404

**Contact persons:**

Creig Sundstrom
c/o Western Steel Fabricators of Tacoma Inc.
1207 East D Street
Tacoma, WA 98421
(206) 383-4091

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1207 East D Street** (118) | | | |
| 8950001052 | Wattles Company | O | 1977 - Present |
| | Western Steel Fabricators | T | 1979 - Present |
| | W.D.K., Limited | T | 1970 - Present |
| | St. Regis Paper Co. | O | 1959 - 1977 |
| | Northwest Door Co. | O | 1928 - 1959 |

**Summary of Evidence:**

- Party has operated a steel fabrication operation adjacent to the Wheeler-Osgood Waterway since 1979.
- Onsite catch basins with connecting drain pipe discharge directly to waterway.
- Releases to waterway of cadmium, copper, lead, and zinc from party's operation have

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

been documented.

- Releases to soils of waste oil and other materials from corroding barrels and buckets onsite are also documented.

Western Steel Fabricators of Tacoma, Inc. (Western Steel) has been operator of a structural steel fabrication operation at 1207 East D Street since 1979. Western Steel leases the property from the Wattles Company, who purchased the site in 1977. The operations include processing steel shapes via flame cutting, welding, grinding, and drilling. Waste materials such as grinding wheel fibers, welding rod stubs, and steel shavings are, according to the party's 104(e) Response, swept up and disposed of in a dumpster. The amount of such waste generated in a year's time is unknown (CACI WOWESJ7RIR040797, CACI WOWATT7RIR041197).

Steel tubing, which is received by Western Steel with a coating of petroleum naphtha and a blend of oxygenated hydrocarbons, is washed off with a degreaser called Safety Prep, the components of which include Glycol Ether EB and Sodium Metasilicate. This material is apparently allowed to air dry. Most painting done onsite involves the use of a red oxide primer paint that is diluted with lacquer thinner. Western Steel estimates that it uses approximately 50 gallons of lacquer thinner per month for thinning paint and painting equipment. All thinner is apparently recycled back into the paint and there is never residual thinner that requires disposal. Empty paint cans are either used as shipping containers or allowed to air dry, after which they are smashed and disposed of in the dumpster. Western Steel also does some specialty painting using a zinc rich epoxy primer. Any left over paint is saved and stored onsite. Western Steel also uses a myriad of other hazardous materials including solvents, paints, and coatings containing zinc, lead, xylene, ethylbenzene, and aliphatic and aromatic hydrocarbons. The steel that Western Steel fabricates, which is the source of the steel shavings present onsite and presumably discharged through the storm drains, has as constituents several problem chemical metals such as arsenic, cadmium, copper, lead, nickel, and zinc (CACI WOWESJ7RIR040797).

Western Steel references in their 104(e) Response an incident during which an employee washed down the site (presumably with a hose), allowing the waste water to drain to the storm drains and ultimately to the waterway. Apparently a reddish brown discharge to the Wheeler-Osgood Waterway was observed and reported to authorities who investigated. Western Steel states in its 104(e) Response that "[t]his is no longer done," which may suggest that it was a practice at one time (CACI WOWESJ7RIR040797).

Numerous complaints have been lodged against Western Steel for what appeared to be discharges of contaminated materials to the waterway. On February 23, 1989, an employee of the U.S.G.S. filed a complaint about a discharge of orange water to the Wheeler-Osgood Waterway through Outfall No. 261. It is not clear from the report of the incident to whom the discharge was reported, but upon investigating, Al Niemen of Western Steel was found to be hosing down the work yard, which was contaminated with dirt, rust, steel shavings and oxide primer paint overspray. A sample of the water being discharged from the outfall was obtained but no results of analysis are included in the report (CACI WOWESJ8EC022389).

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

On March 21, 1989, a report was made to Norm Payton of the Tacoma Pierce County Health Dept. (TPCHD) re a complaint that was phoned in concerning a discharge of reddish-rust colored paint was "again" seen entering the Wheeler-Osgood Waterway through an outfall near Western Steel, across the waterway from J.D. English Steel. It was noted that the discharge was emanating from the same outfall as the discharge reported a couple weeks prior (CACI WOWESJ6MEMO032189).

On March 3, 1989, another complaint was reported to the Tacoma Pierce County Health Dept. by the Marine Resources Protection Team noting sloppy waste management, sanding, and painting practices. It was also noted that Western Steel "is the company that washed all the waste blast into the waterway." A second entry in the complaint log for Western Steel dated March 9, 1989 indicates that the paint present in the yard in the form of overspray was Protective Ferrous Metal Primer. A third entry in the complaint log indicates that the site was re-inspected on March 28, 1989 due to Western Steel's continued discharge to the waterway. Reference was also made to the removal of solid waste that had accumulated on the site and he issue of controlling paint overspray at the site (CACI WOWESJ6NOV030989).

Norman Payton of TPCHD sent Mr. Gil Howard a letter on March 3, 1989 advising him that an inspection had been made of the site as follow-up to complaints that had been made regarding discharges of reddish/orange substance to the waterway. Howard was informed that such activity was in violation of the State's Water Pollution Control Act, and that measures outlined by TPCHD had to be implemented to prevent contaminated wastewater from being discharged to the waterway via the storm drainage system through Outfall No. 261. TPCHD also requested that Western Steel cease the practice of washing down their work yard and in the alternative, employ frequent yard sweepings and the use of drop cloths to prevent to prevent the future need for washdowns onsite (CACI WOWESJ6NOV030389).

On March 28, 1989, TPCHD conducted an inspection of the Western Steel property and it was agreed to at that time that Western Steel would remove all solid waste on the property and take it to a permitted landfill. There was also evidence of paint overspray on the property and Western Steel agreed to take measures to prevent such overspray on the property. TPCHD's directives were set forth in a March 30, 1989 letter to Western Steel (CACI WOWESJ6NOV033089).

Payton and Doug Pierce of TPCHD reinspected the Western Steel facility on April 20, 1989 in response to yet another complaint of a reddish/orange discharge from the site. The TPCHD inspectors noted that the discharge, which was occurring at the time of the inspection, was a mixture of rust and paint and that no effort had been made to control paint overspray. It was also noted that the empty paint buckets reported to have been onsite were still present, and that no effort to remove the solid waste onsite had been made (CACI WOWESJ6CL042089).

TPCHD notified Western Steel in a letter dated May 2, 1989 that they were in violation of the State's Water Pollution Control Act and the Water Quality Standard for Surface Waters for the State of WA for the discharge of the reddish material to the Wheeler-Osgood Waterway (CACI WOWESJ6NOV050289). A follow-up inspection by TPCHD on May 26, 1989 revealed that some

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

attempt had been made to clean up the solid waste onsite although much debris was still present. TPCHD Inspector Rico Baroga noted that tarps had been set up in the area where beams are painted to catch paint overspray. No one from Western Steel was present during Baroga's walk-through of the facility, but a follow-up inspection and meeting with Western Steel was deemed necessary (CACI WOWESJ6MEMO052689).

On March 3, 1992, the WA Dept. of Ecology (Ecology) conducted a UBAT Inspection of the Western Steel Site and noted spills of oil and possible solvents to onsite soils. Inspectors Coleman and Herold also indicated that numerous barrels and buckets of unidentified wastes were still present onsite, and that spillage and overflow of petroleum hydrocarbons had occurred in the area of the containers, staining the soils beneath (PRC F/WOWATT3IR030292). Inspector Marv Coleman of Ecology wrote a letter to Mr. Craig Wattles, owner of the property on which Western Steel operates, regarding the Marcy 3, 1992 inspection of Wattles' property. Coleman reiterated Ecology's concerns with regard to the buckets and drums of petroleum-type wastes present on a vacant portion of the property and required characterization and disposal by a qualified service company. Coleman also mentioned the cleanup of contaminated soils in the area under MTCA (CACI F/WOWATT3LTR030592).

In late 1992, Ecology discovered very high levels of PCBs and other problem chemicals in a sump inside a building leased by Western Steel for painting products it manufactured. The sump was found to contain supernatant water with exceedances of State Water Quality Marine Acute Criteria for PCBs, cadmium, copper, lead, nickel, zinc, acetone, and 4-Methyl-2-Pentanone. Copper, at 3,500 ug/l, was 1,400 times the Water Quality Criteria and was the highest exceedance noted from the water sampled. Lead, at 471 ug/l, was the second highest exceedance and was 311 times the Water Quality Criteria. Zinc and nickel, at 22, 900 ug/l and 124 ug/l, were 270 and 175 times the Water Quality Criteria, respectively. Sludge collected from the sump inside the painting area revealed exceedances of the CB/NT Sediment Cleanup Objectives (SCO) for cadmium, copper, zinc, 1,3 Dichlorobenzene, 1,4 Dichlorobenzene, 1,2 Dichlorobenzene, 1,2,4 Trichlorobenzene, and PCBs (Arochlor 1260). The concentration for 1,2,4 Trichlorobenzene, at 290,000,000 ug/kg, was the highest exceedance ratio (568,627 times the SCO of 51 ug/kg). The concentration for PCBs, at 295,000 mg/kg, was the second highest exceedance ratio (295,000 times the SCO of 1,000 ug/kg). The concentration for 1,2 Dichlorobenzene, at 940,000 ug/kg, was the third highest exceedance ratio (18,800 times the SCO of 50 ug/kg). The fourth highest exceedance ratio was for 1,4, Dichlorobenzene, which at 1,200,000 ug/kg was 10,909 times the SCO of 110 ug/kg. Ecology indicated in their Enforcement Order that PCBs, 1,4 Dichlorobenzene, 1,2 Dichlorobenzene, and 1,2,4 Trichlorobenzene would all likely designate as Extremely Hazardous Waste. The catch basin located in the work yard of Western Steel, in the area where grinding and painting of metal parts takes place, could not be sampled because the grate had been welded shut (PRC WOWATT3EO011593, PRC WOWESJ3EO011593).

Ecology issued Enforcement Order No. DE 93TC-S318 to Western Machine and the Wattles Company on January 15, 1993, requiring the parties to clean out contaminated drain lines and take other actions to ensure that problem chemicals do not enter Wheeler-Osgood Waterway via on-site drains. The drain line from the PCB-contaminated sump in the building leased by Western

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

Steel, which was originally thought to drain to Wheeler-Osgood Waterway via Outfall Nos. 260 or 261, was found to run towards the Head of the Thea Foss Waterway. Although the line was old, it was deemed by Ecology to be in good condition. Some soils surrounding the line were contaminated, including those near the outfall which was approximately five feet from the waterway. The drain line and all associated contaminated material were excavated and removed (CACI WOWESJ3LTR022895).

Ecology notified Western Steel on November 18, 1994 that Ecology had determined that the requirements outlined in Enforcement Order DE 93TC-S317 had been satisfied. Ecology noted that site management practices had changed, contaminated structures had been removed, and contaminants had been cleaned up and properly disposed. The site is no longer considered a source to either the Wheeler-Osgood or the Head of the Thea Foss Waterways (CACI WOWESJ3LTR111894, CACI WOWESJ3LTR022895).

**Corporate History:**

Western Steel Fabricators of Tacoma, Inc. is a WA Corporation having incorporated on August 30, 1980.

**Outstanding Issues:**

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | General Notice Letter with Request for Information, Western Steel Fabricators of Tacoma, Inc. - RFI (CACI WOWESJ1GNL/RFI013197) |

**Descriptions of Documents Related to Western Steel Fabricators of Tacoma, Inc.:**

CACI WOWESJ1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not altered Western Steel Fabrication's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWATT7RIR041197: 04/11/97. Craig B. Wattles, President, Wattles Co. Response of the Wattles Co. to EPA's 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

CACI WOWESJ7RIR040797: 04/07/97. Creig Sundstrom, Western Steel Fabricators. Response of Western Steel Fabricators to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWATT3LTR040497: 04/04/97. Marv Coleman, UBAT, Ecology,. Provides additional information re the investigation and cleanup of a wooden pipe containing PCB contaminated liquids. Reports that soils in the area are free of signs of contamination. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ1LTR022197: 02/21/97. Ken Marcy, EPA Region 10. Confirms EPA's receipt and acceptance of Western Steel Fabricator's letter requesting an extension of time in which to respond to EPA's 104(e) request for information. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ7LTR021197: 02/11/97. Creig Sundstrom, President, Western Steel Fabricators. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding the activities of Western Steel Fabricators near the Wheeler-Osgood Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWESJ1GNL/RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. General notice letter and 104(e) request for information to Western Steel Fabricators. Document type: General Notice Letter including RFI. Enforcement quality: Documents from agencies/agents.

CACI HFWANG5LTR052396: 05/23/96. Robert B. Betcone, Jr., Assistant City Attorney, City of Tacoma. Submits information re the identification of additional PRPs for remedial action costs in the Thea Foss and Wheeler-Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWESJ3LTR022895: 02/28/95. D. Smith, Ecology. Addendum 2 to Milestone 1 Source Control Status Report for Head of Thea Foss Problem Area. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT1MEMO020195: 02/01/95. Karen Keeley, EPA. Notification to Peter Contreras of EPA that Wattles Co. and Western Steel Fabricators, who are currently PRPs for Wheeler-Osgood Waterway, may be PRPs for the Thea Foss Waterway as well. CONFIDENTIAL. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWATT3LTR111894: 11/18/94. D. Jansen, Ecology. Notice of completion of requirements outlined in Order No. DE 93TC-S318. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ3LTR111894: 11/18/94. D. Smith, Ecology. Letter to Western Steel Fabricators

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

advising that requirements outlined in Order No. DE 93TC-S327 and subsequent requirements developed as a result of field work discovery have been completed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT7TR110194: 11/01/94. CEcon Corp. Field Report for The Wattles Co, 1201 East D St, Tacoma, WA. Includes transmittal correspondence from K. Keeley. Document type: Technical report. Enforcement quality: Documents supplied by PRPs/agents.

CACI CBECOL3LTR012594: 01/25/94. D. Smith, Ecology. Transmits Ecology's quarterly report for 10/93-12/93 on actions taken to control sources of problem chemicals to contaminated sediments in CB Waterways. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWEESJ3LTR010494: 01/04/94. D. Smith, Ecology. Provides documentation re the Wheeler-Osgood Remedial Action Start which commenced on 12/17/93 at Western Steel Fabricators. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWATT7LTR100693: 10/06/93. Thom Booth, Mark Otten, Woodward-Clyde Consultants. Transmits copies of final Clean-up Plan for Western Steel Fabricators sump and analytical data for sampling of Delta Rail sump and the Western Steel catch basin. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PRC WOWATT3LTR091593: 09/15/93. WDOE. WDOE comments on draft report and workplan for sump and wastes located on the Western Steel Fabricator site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOMILE3SCR060193: 06/01/93. Dept. of Ecology. Source Control Status Report Milestone 1 for the Wheeler-Osgood Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC WOWATT3EO011593: 01/15/93. Ecology. Enforcement Order addressing chemicals detected in site drainage structures. Document type: Enforcement Order. Enforcement quality: Legal and/or enforcement documents.

CACI WOWESJ3IR110392: 11/03/92. Marv Coleman, Garin Schrieve, Ecology. UBAT Inspection Summary re Western Steel Fabricators. Notes poor housekeeping, spray paint in the vicinity of storm drains, and possible heavy hydrocarbon contamination in sump in Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI F/WOWATT3LTR030592: 03/05/92. Marv Coleman, Ecology. Reiterates concerns expressed during a 3/2/92 inspection re characterization and disposal of drums and buckets of petroleum-type wastes and contaminated soils. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

PRC F/WOWATT3IR030392: 03/03/92. WDOE. UBAT Inspection report for Wattles Company. Surface water runoff to Wheeler-Osgood and Head of Foss waterways documented. Oils and possible metals and solvents found in soils. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO052689: 05/26/89. Rico Baroga, Tacoma-Pierce County Health Dept. Memo to file re follow-up compliance inspection at Western Steel Fabricators site. Although some effort has been made at compliance, another follow-up inspection and meeting will be necessary. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO052289: 05/22/89. Andy Comstock, Tacoma-Pierce County Health Dept. Re Western Steel Fabricators' failure to comply with request from Tacoma-Pierce County Health Dept for specific remedial action. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO052289A: 05/22/89. Rico Baroga, Tacoma Pierce County Health Dept. Note to file re compliance inspection of Western Steel Fabricators site. Notes that some effort has been made to comply with TPCHD's requirements. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6NOV050289: 05/02/89. Norman Payton, Tacoma-Pierce County Health Dept. Notice of violation of WA's Water Pollution Control Act and Water Quality Standard for Surface Waters of the State of WA. Includes list of measures that must be implemented. Document type: Notice of Violation. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6CL042089: 04/20/89. Norman Payton, Tacoma-Pierce County Health Dept. Re Western Steel Fabricators. Complaint re discharge of water contaminated with rust and paint to Wheeler-Osgood Waterway. No effort has yet been made to remove solid waste or to prevent paint overspray. Document type: Complaint Log. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6NOV033089: 03/30/89. Norman Payton, Tacoma-Pierce County Health Dept. Advises that TPCHD will reinspect the Western Steel facility to ensure that preventive measures prescribed to prevent paint and steel from entering catch basins have been implemented. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6MEMO032189: 03/21/89. Rick Singer, Tacoma Pierce County Health Dept. Re complaint of discharge via storm drain of reddish-rust colored paint to Wheeler-Osgood Waterway. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6CL030989: 03/09/89. Norman Payton, Tacoma Pierce County Health Dept. Re Western Steel Fabrication. Three separate entries included noting rust metal chips and paint on ground, washing of yard into storm drain, continued discharge of contaminated water to

**WESJ Western Steel Fabricators of Tacoma, Inc., continued**

waterway. Document type: Complaint Log. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ6NOV030389: 03/03/89. Jane Hedges, Tacoma-Pierce County Health Dept. Re illegal discharge of wastewater to Wheeler-Osgood Waterway. Details discharge of reddish-orange wastewater from Western Steel Fabricators to waterway. Document type: Notice of Violation. Enforcement quality: Documents from agencies/agents.

CACI WOWESJ8EC022389: 02/23/89. Unknown. Re Western Steel Fabrication. Notes discharge of water contaminated with rust, steel shavings, and oxide primer paint overspray to Wheeler-Osgood Waterway via Outfall 261. Document type: Environmental Complaint. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

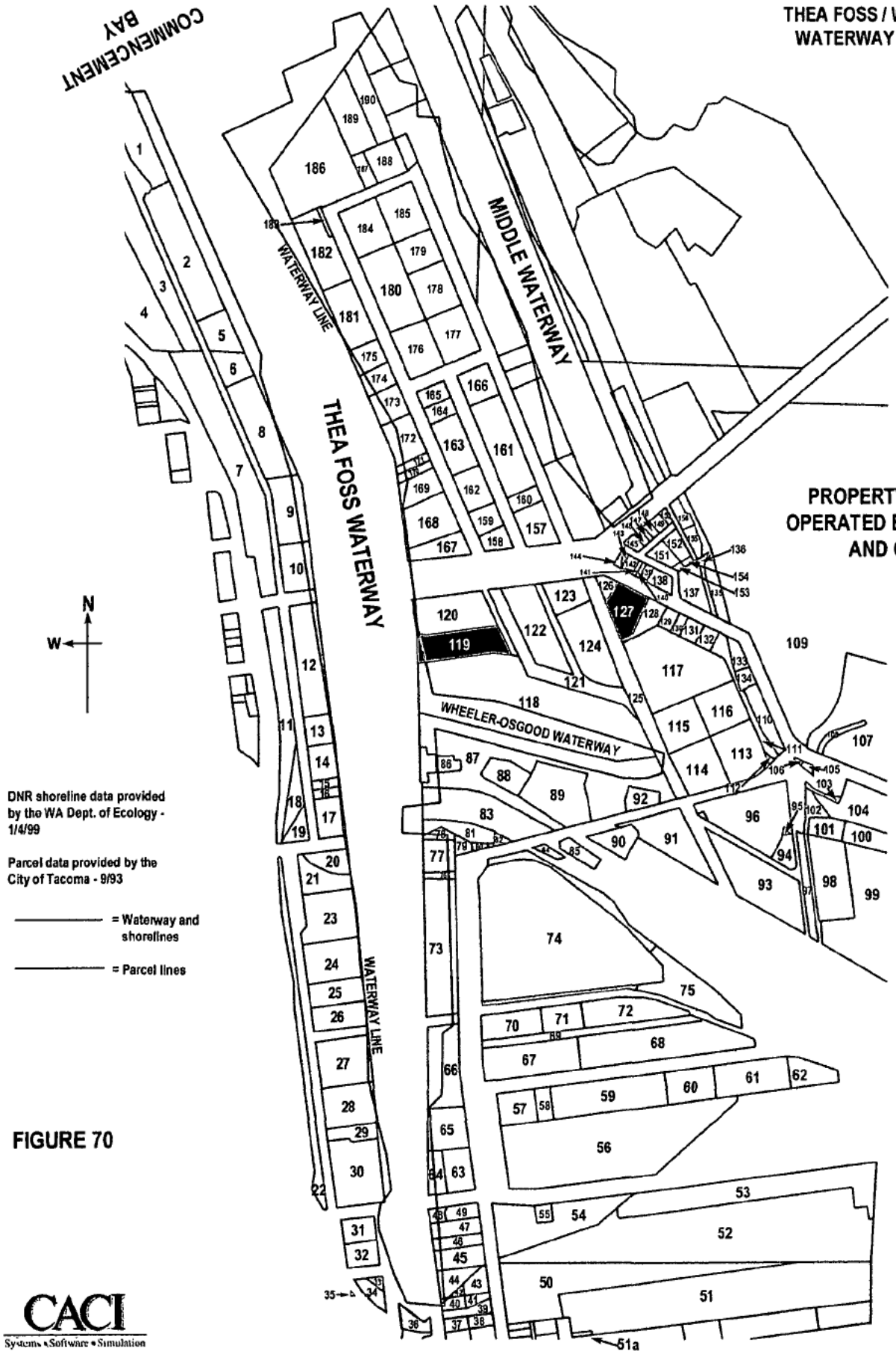


FIGURE 70

CACI
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## WOOW Woodworth and Company, continued

**Party address:**

1200 East D Street
Tacoma, WA 98421
(253) 383-3585

**Contact persons:**

Officer

Jeff Woodworth, President
Woodworth and Company, Inc.
1200 East D Street
Tacoma, WA 98421
(253) 383-3585

Attorney

Bradley B. Jones, Esq.
Gordon, Thomas, Honeywell
2200 First Interstate Plaza
P.O. Box 1157
Tacoma, WA 98401-1157
(253) 572-5050

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **1200 East D Street** (119) | | | |
| 8950001060 | Woodworth and Company, Inc. | O/T | 1929-Present |
| **1114 St. Paul Avenue** (127) | | | |
| 8950001130 | Coast Crane | O/T | 1995-Present |
| | Woodworth and Company, Inc. | O/T | 1950-1995 |
| | National Blower | O/T | Unknown |

## WOOW Woodworth and Company, continued

**Summary of Evidence:**

- Party owns land abutting the Head of the Thea Foss Waterway on which it operated a construction equipment maintenance yard, and, in the past, had operated an asphalt batch plant.
- Equipment wash water and storm runoff drain to a Tacoma storm sewer that discharges to the Head of the Thea Foss Waterway.
- Samples of catch basin water and sediments revealed LPAH, PCBs, and metals.

1200 East D Street

Woodworth and Company (Woodworth) owns property abutting the Head of the Thea Foss Waterway on which it operated an asphalt manufacturing plant from approximately 1929 until 1978. Woodworth also operated a vehicle repair and maintenance facility on the property until 1995, and a portion of the property was used as a lumber storage yard until approximately 1973. The vehicle maintenance activities occurred approximately 400 feet form the asphalt plant and 450 feet from the Thea Foss Waterway (CACI HF/WOWOOW&RIR040497). The site includes intertidal land along the waterway bank (PRC F/WOTAXDATA090093). In approximately 1978, Woodworth moved its asphalt plant to Norpoint Way, near the Hylebos Waterway (PTI HF/WOWOOWIR060689).

Two pathways to the Head of the Thea Foss Waterway are documented for this property. The rock drying process of the asphalt production operation utilized water as a cleanser for the rock. Initially, the water was pulled from the Thea Foss Waterway through a scrubber which captured the dust, then discharged the water into a settling pond before it was pumped back to the waterway. Woodworth indicated in response to its 1997 104(e) Request from EPA that the water had contact only with the rock and not with the asphalt (CACI HF/WOWOOW7RIR040497). The Washington Pollution Control Commission issued Waste Discharge Permit No. 1883 for discharging 125,000 gallons per day from this source (PRC HF/WOWWO8WDP031363). At some point in the early 1970s, Woodworth constructed a closed loop recirculating system which discharged no waste water to the waterway (CACI HF/WOWOOW7RIR040497).

The second pathway is the Tacoma storm sewer, through which storm water runoff and truck wash water were discharged to the waterway at Outfall No. 742. In 1986, the Tacoma Sewer Utility (TSU) directed Woodworth to install an oil/water separator in the equipment storage and maintenance area of the property. TSU also advised that they install a debris trap followed by an oil/water separator in the truck wash area of the yard. TSU advised Woodworth that if detergents were used for the truck washing, the effluent would need to be discharged to the sanitary sewer system (provided the discharge did not contain more than 50 ppm oil and grease). If detergents were not used, Woodworth would be allowed to discharge the truck wash waters to the storm sewer system, provided the Dept. of Ecology (Ecology) limitation of 15 ppm oil and grease was met (PTI HF/WOWOOW5LTR082586). Currently, truck wash water is discharged to the Tacoma

**WOOW Woodworth and Company, continued**

sanitary sewer system (CACI HF/WOWOOW3IR020592).

Releases of LPAH, PCBs, and metals are documented for the storm drain pathway. Woodworth indicated in its 1997 104(e) Response that there was a "minor spill" of MC250 cold mix [asphalt] in approximately the 1960s. The spill occurred when a large pile of crushed rock was placed on the dock, causing it to collapse. The crushed rock and the MC250 cold mix (the components of which are primarily petroleum asphalt, kerosene, and trace amounts of Hydrogen Sulfide) fell into the Thea Foss Waterway. As much as possible, the rock and MC250 mix was bailed and removed from the waterway. According to Woodworth, no enforcement orders, inspection or investigative reports were generated as a result of the release. Woodworth indicated in its 1997 104(e) Response that "other than occasional sheens observed on the water," it is unaware of other spills into the Thea Foss Waterway (CACI HF/WOWOOW7RIR040497).

In July of 1986, water samples obtained by Ecology from two storm drains on the Woodworth property revealed exceedances of SQOs for cadmium (7.4 ug/l), naphthalene (620 mg/l), and xylene (175 ug/l) (PTI HF/WOWOOW\3MEMO091986). In October of 1986, Ecology conducted analysis of two sediment samples from the Woodworth property for PCBs. Both samples were taken from the same catch basin, one from a depth of six inches and one from a depth of 24 inches. The shallow sample exhibited PCBs on analysis at a concentration of 1,300 ug/kg, while the sample taken from a depth of 24 inches showed a concentration of 550 ug/kg. Cadmium was also detected at a concentration of 7.4 ug/l (CACI HF/WOWOOW3MEMO112686). Acid-base-neutral analysis of one sludge sample taken from the Woodworth site in December of 1986 revealed low concentrations of semivolatile compounds (CACI HF/WOOW3MEMO123186).

An underground storage tank (UST) was removed from the property at 1200 East D Street in the latter part of 1989, and a contamination assessment was performed by Applied Geotechnology, Inc. Four monitoring wells were drilled as part of the subsequent soil and groundwater investigation, and elevated levels of contaminants were detected in only MW-3. Gasoline was detected in soils at a concentration of 180 mg/kg at a depth of 7.5 feet. BTEX, at a level of 10,680 ug/l, was detected in site groundwater. Elevated levels of contaminants were not found in other monitoring wells. Groundwater underneath the Woodworth property flows westward towards the Thea Foss Waterway at a slow rate. Applied Geotechnology's conclusion after the UST removal and associated cleanup activities is that the bulk of the contamination appeared to have been removed. It was also their opinion that the site posed no immediate risk to either human health or the environment, and that additional remedial action beyond monitoring was not warranted (CACI HF/WOWOOW7RIR060689).

Ecology inspected the truck and heavy equipment maintenance facility at the 1200 D Street location in February of 1992. Woodworth was at that time contracting with Clean Care for the disposal of antifreeze, waste oil, and used oil filters. Paint was disposed at the City of Tacoma hazardous waste facility. Lubricants, antifreeze, bulk oil, and fuel supplements are stored in a covered shed, although no mention is made in Ecology's Inspection Report of a berm surrounding the hazardous material storage area. It was noted that the floor in the vehicle maintenance area was oily and drained towards the parking lot. Oil pads and kitty litter, both of which were disposed of by Airo Services, were used to absorb the oil from the floor (CACI HF/WOWOOW3IR020592).

## WOOW Woodworth and Company, continued

Ecology did not list this property as a source of ongoing contamination to the to the Head of the Thea Foss Waterway in the Milestone 1 Report (CACI HFMILE3SCR060193).

1114 St. Paul Avenue

- Party owns property upland from the Wheeler-Osgood Waterway where it operates a truck fueling and washing yard.
- Storm water runoff is treated in an oil/water separator before draining to the Tacoma storm sewer[45].

Woodworth operates a truck and equipment fueling, storage, and washing yard at property east of its primary yard on D Street. Woodworth bought the property from National Blower and Sheet Metal in approximately 1950. The site served as Woodworth's truck shop until 1995 when the property was sold to Coast Crane (CACI HF/WOWOOW7RIR040497). In 1992, an Ecology inspection team noted that wastewater from steam cleaning trucks and construction equipment discharged to a sump, where oil was removed by an oil/water separator before the effluent was discharged to the sanitary sewer. Storm water runoff from the vehicle fueling area drains to a separate oil/water separator before draining to the Tacoma storm sewer. The Ecology Inspectors noted that when they examined the separator in the fueling area, two chambers had an oil sheen and that there was "lots of oil" in the main chamber (CACI HF/WOWOOW7RIR040497).

Ecology listed this property as a probable (List 2) source of problem chemicals to the Wheeler-Osgood Waterway in the Milestone 1 Report for Wheeler-Osgood Waterway (CACI WOMILE3SCR060194).

**Outstanding Issues:**

It is not clearly documented in the file or database whether storm water from the St. Paul Avenue facility drains to the Thea Foss or the Wheeler-Osgood Waterway.

**Corporate History:**

Woodworth and Company was incorporated in 1921 as Albertson, Cornell Brothers and Walsh, Inc. In approximately 1938, the name was changed to Woodworth and Cornell. The company changed its name again in approximately 1941 to Woodworth and Company. Current officers are:

President Jeff Woodworth

[45]Ecology noted in an February 5, 1992 Inspection Report of the facility that storm water drained to Wheeler-Osgood Waterway, discharging at Outfall No. 254, although a question mark next to the notation suggests that this was not confirmed.

**WOOW Woodworth and Company, continued**

| | |
|---|---|
| Vice President | William Starks |
| Vice President | Cedric Brooks |
| Secretary | Fran Kocha |
| Treasurer | Patti Terranova |

Shareholders of the corporation include:

John and Judy Woodworth
Jeff Woodworth
Jill W. Swenson
Broc Woodworth
Derick Woodworth
Taylor Swenson
Alex Swenson

**Administrative Actions:**

| Date | Document |
|---|---|
| 1/31/97 | EPA 104(e) Request for Information - Woodworth and Company - RFI (CACI HF/WOWOOW1RFI031397) |
| 4/24/89 | General Notice Letter and 104(e) Request for Information - Woodworth and Company - GNL/RFI (No copy in file.) |
| 00/00/75 | NPDES Permit No. WA 0001368 issued to Woodworth and Company - NPP (No copy in file.) |
| 3/13/63 | WA Pollution Control Commission Waste Discharge Permit No. 1883 to Woodworth and Co. - WDP (PRC HF/WOWOOW8WDP031363) |

**Descriptions of Documents Related to Woodworth and Company, Inc:**

CACI HF/WOWOOW1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on the review of available information, EPA has not Woodworth and Company's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI F/WOEPA1TR042997: 04/29/97. Hart Crowser. Round 2 Data Evaluation for Thea Foss and Wheeler-Osgood Waterways. Document type: Technical report. Enforcement quality:

**WOOW Woodworth and Company, continued**

Documents from agencies/agents.

CACI HF/WOWOOW7LTR041897: 04/18/97. Bradley B. Jones, Esq., Gordon, Thomas, Honeywell, et al. Transmits Declaration bearing signature (of John Woodworth) on behalf of Woodworth & Company) to be filed with 104(e) response of Woodworth & Company, Inc. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/WOWOOW7RIR040497: 04/04/97. Bradley B. Jones, Esq., Gordon, Thomas, Honeywell, et al. Response of Woodworth & Co. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOWOOW7LTR022897: 02/28/97. Bradley B. Jones, Esq., Gordon, Thomas, et al. Request for a 30-day extension of time in which to respond to EPA's 104(e) request regarding Woodworth & Co.'s activities near the Thea Foss and Wheeler Osgood Waterways. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI WOTACG1RFI013197: 01/31/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Tacoma Granite c/o Woodworth & Co., Inc. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWOOW1RFI013197: 01/31/97. Leroy Loiselle, EPA Region 10. EPA 104(e) request for information regarding Woodworth & Co.'s activities near the Wheeler Osgood Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

PRC F/WOTAXDATA090193: 09/01/93. City of Tacoma. Property tax database. Document type: Unknown- PTI will find at later date. Enforcement quality: Documents from agencies/agents.

PRC WOMILE3SCR070193: 07/01/93. Ecology. Wheeler Osgood Waterway Milestone 1 Report. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

CACI WOMILE3SCR060193: 06/01/93. Dept. of Ecology. Source Control Status Report Milestone 1 for the Wheeler Osgood Waterway. Document type: Source control report. Enforcement quality: Documents from agencies/agents.

PRC HF/WOWOOW3IR020592: 02/05/92. UBAT. INSPECTION REPORT. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

PRC HF/WOWOOW8DBR090089: 09/01/89. Unidentified. Database report; notes that stack scrubber water passes through basin and discharges to Foss; sampling at old tanks revealed elevated levels of GW - benzene, toulene, ethylbenzene, xylenes. Document type: Technical report. Enforcement quality: Unknown.

**WOOW Woodworth and Company, continued**

PRC HFWOOW9NTS072689: 07/26/89. Unknown, Tetra Tech. Hand written contact report with misc. notes re conversations with John Woodworth. Document type: Notes. Enforcement quality: Documents from agencies/agents.

PTI NHHJONC1RIR060689: 06/06/89. Jones Chemical, Inc. Response to Request for Information from Jones Chemical, Inc. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HF/WOWOOW1LTR053189: 05/31/89. Ronald Leighton, Gordon, Thomas, Honeywell, Malanca, Peterson & Daheim. Letter to M. Stoner of EPA re request for 30 day extension to respond to letter of 4/24/89, on behalf of Woodworth & Co. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

PTI MFOLYC1RIR050989: 05/09/89. Olympic Chemical Corp. Response to Request for Information from Olympic Chemical Corp. Document type: Response to Request for Information. Enforcement quality: Documents from agencies/agents.

PTI HFWOOW8PSA1012089: 01/20/89. Applied Geotechnology, Inc. Environmental investigation of soil and groundwater at 1200 East D St. Document type: Preliminary Site Assessment. Enforcement quality: Documents from agencies/agents.

CACI HFWOOOW10NTS091788: 09/17/88. Unknown, Ecology. Hand written notes re concerns about turbidity from wash operations. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI WOOW10NTS082388: 08/23/88. Unknown, Tacoma Pierce County Health Dept. Hand written notes re temporary continued operation of gravel pit and asphalt batch plant, in operation since 1938. Document type: Notes. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWOOW3MEMO123186: 12/31/86. Dick Huntamer, Ecology. Re acid-base-neutral analysis of sludge sample from Woodworth Construction Co. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWOOW3MEMO112686: 11/26/86. Bob Carrell, Ecology. Re results of PCB analysis of two samples collected from Woodworth Construction Co. on 10/8/86. Both samples contain only PCB 1254 within the detection limits noted (1,300 and 550 ug/Kg). Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HF/WOWOOW3MEMO091986: 09/19/86. Dick Huntamer, Ecology. Re volatile organic analysis of Woodworth Construction Co water samples. Total Xylenes are noted at 175 ug/l. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HF/WOOW5LTR082586: 08/25/86. Michael Price, Chief, Sewer Utility, City of Tacoma. Letter to Robert Brunke re inspection of Woodworth maintenance facilities. Recommends installation of gravity oil/water separators. Document type: Letter. Enforcement quality:

**WOOW Woodworth and Company, continued**

Documents from agencies/agents.

PTI HFWOOWLTR082586: 08/25/86. Tacoma Sewer Utility. Letter regarding installation of oil/water separators. Document type: Letter. Enforcement quality: Documents from agencies/agents.

PTI GF3CR010182: 01/01/82. Dames and Moore. Contractor report: Historic land use survey of the Tacoma tideflats. Prepared for Ecology. Document type: Contractor report. Enforcement quality: Documents from agencies/agents.

PRC HF/WOWOOW8WDP031363: 03/13/63. Pollution Control Commission. Waste Discharge Permit. Document type: Waste Discharge Permit. Enforcement quality: Documents from agencies/agents.

PRC HF/WOWOOW7LTR103152: 10/31/52. WOODWORTH & CO. LETTER TO POLLUTION CONTROL COMMISSION. Document type: Letter. Enforcement quality: Documents from agencies/agents.

# THEA FOSS / WHEELER-OSGOOD WATERWAY PROBLEM AREAS - PRP PROPERTIES

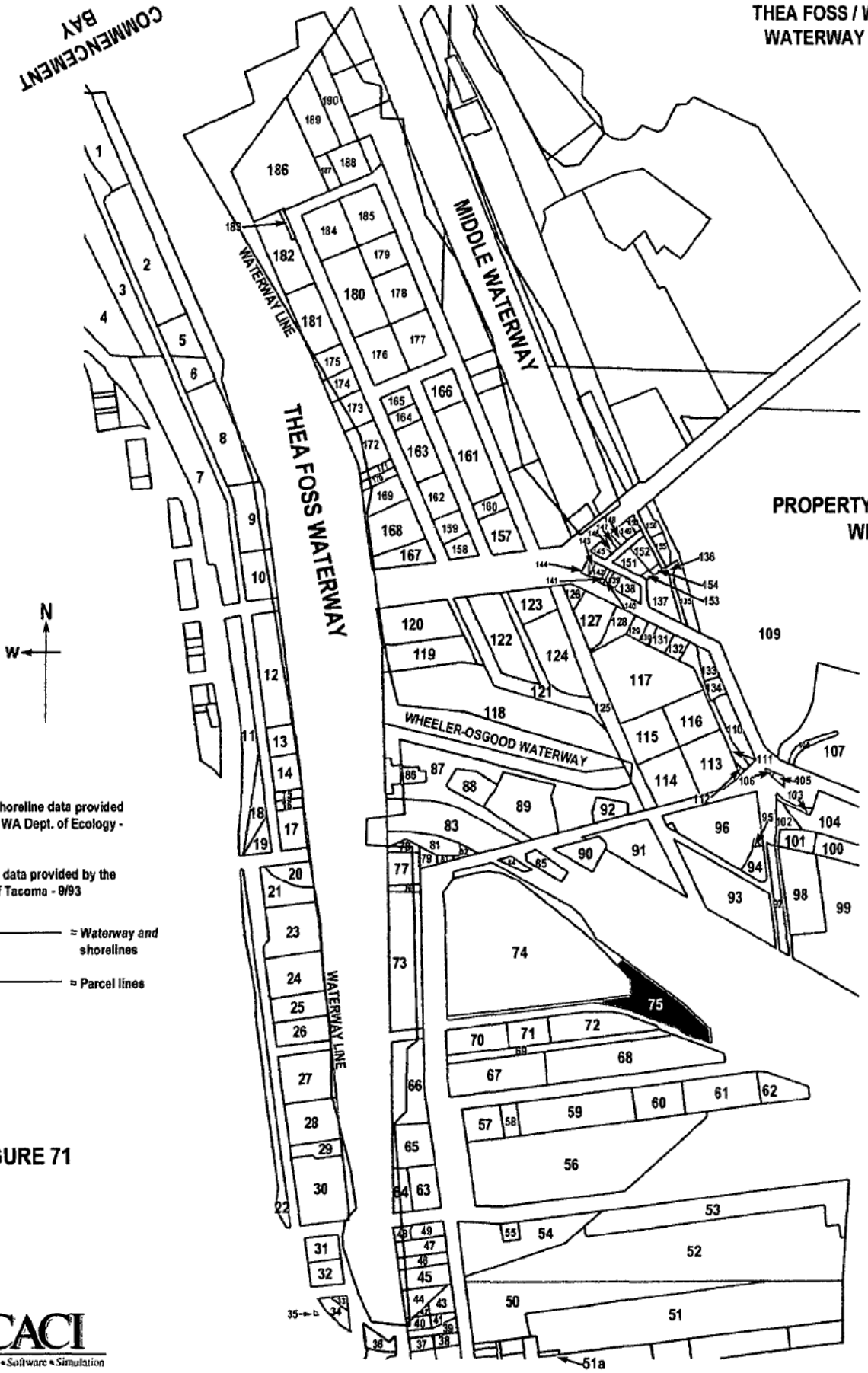


FIGURE 71

CACI
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## WSPC WesPac Transportation, continued

**Party address:**
457 East 18th St.
Tacoma, WA 98421-2404

**Contact persons:**

Scott Campbell
(b) (6)

**PRP Status:** D

**Property Associated with this Party:**

| **Address (Map No.)** Parcel Number | **Facility Name** | **Owner/ Tenant** | **Date** |
|---|---|---|---|
| **457 East 18th St.** (75) | | | |
| 8950001712 | MPS, Inc. (MPS Terminal Corp., James Roberts, Scott Campbell) | O | 1990 - Present |
| | Truck Rail Handling | T | 1994-Present |
| | Arrow Transportation | T | 1990-Present |
| | Exxon Chemical | T | 1990-Present |
| | Eastman Chemical | T | 1990-1996 |
| | WesPac Transportation | T | 1990-1996 |
| | West Coast Grocery (for 8950001652 - subdivision of 1712) | O | 1990-Present |
| | Callaway Chemical | T | 1992-Present |
| | CLR Properties (for 032033029 - new parcel at MPS site) | O | 1992-Present |

**WSPC WesPac Transportation, continued**

| Address (Map No.) Parcel Number | Facility Name | Owner/ Tenant | Date |
|---|---|---|---|
| | Union Pacific Railroad (for 8950001714 - subdivision of 1712) | O | 1908-Present |
| | Union Pacific Railroad (for 8950001715 - subdivision of 1712) | O | 1908-1989 |
| | Union Pacific Railroad (for 8950001652 - subdivision of 1712) | O | 1908-1990 |

**Summary of Evidence:**

- Party operated a trucking facility located at 457 East 18th St., upland from the Head of Thea Foss Waterway.
- Party has released tar and asphalt containing PAHs to the storm drains.
- Storm drains from the vicinity of the leased property drain to Outfall 248 which discharges to Thea Foss Waterway.

WesPac Transportation Co., Inc. (WesPac) operated as an asphalt hauling company at the MPS site from approximately 1990 until August 18, 1996. The MPS site is located upland on the east side of the Head of the Thea Foss Waterway. WesPac did not appear to operate in any particular area of the MPS site; their operations seem to have consisted simply of use of the truck yard at the site for truck washing and storage of containers of asphalt. WesPac was owned and operated by MPS site co-owner Scott Campbell.

WesPac has been noted for numerous releases of asphalt, tar, oil, and other materials containing PAHs. On October 6, 1996, Troy Naccarato of the City of Tacoma Dept. of Public Works and Jim Oberlander of the Dept. of Ecology responded to a report of a discharge on black/brown material from Outfall 248 at the Head of the Thea Foss Waterway. They traced the discharge back to the MPS site, where they discovered a WesPac employee washing down a truck using a citrus-based solvent (CACI HFWSPC5MEMO012095, CACI HFWSPC3IR042296). A WesPac asphalt tanker was parked directly over a large catch basin; the tanker was on blocks and was tilted down towards the storm drain. It was apparent to the Inspectors that the WesPac employee had drained the tanker into the catch basin and was cleaning the exterior of the truck with citrus cleaner when they arrived. There were tar balls evident on the asphalt in the area and asphalt waste was plugging the storm drains. When the inspectors checked the storm drains on 18th Street, they discovered that the first manhole was full of brown material and tar patties similar to what had

**WSPC WesPac Transportation, continued**

been found at the MPS site. There were also tar balls visible which were clinging to the sides of the manhole. The second manhole contained similar material and was somewhat diluted in comparison to the first. The water in the third and fourth manholes was progressively diluted. Campbell was contacted immediately and when he arrived at the site, he blamed the incident on a saboteur who had drained his truck and then left the shut-off valve to the storm drain open. WesPac was ordered to pump out the catch basin until the water was clear. The tide was turning at the time and the incoming tide was pushing the material back towards the MPS site (CACI HFWSPC5MEMO012095).

Before leaving the site, the Inspectors asked Campbell to provide them with MSDS sheets and maintenance logs for the large catch basin by 0800 hours the following Monday (October 9, 1996). When Oberlander returned to the site on the following Monday, Campbell did not have the requested MSDSs or maintenance logs, nor did he have a facility spill plan. Campbell informed the Oberlander that he had pumped the drain until the water was clear and that they had recovered 2,000 gallons (CACI HFWSPC3IR042296). Oberlander returned to the MPS site on December 11, 1995 and discovered numerous pails, buckets, and drums of oily waste material. He also observed a tanker truck which was parked and being washed over a storm drain. Oberlander concluded, based on laboratory data and field observations, that WesPac's intentional cleaning of the truck and trailer over the large catch basin was the source of the release on October 6, 1995. The environmental impact was to the shoreline which received a coating of tack coat/asphalt. The impacted area was approximately 200 feet in distance, and from low tide to high tide water mark.

Campbell received a $1,500 enforcement from the City of Tacoma Sewer Utility for violation of city codes (CACI HFWSPC3IR042296). WesPac received a Notice of Violation from the City of Tacoma Dept. of Public Works for the illicit discharge to the Thea Foss Waterway (CACI HFWSPC5NOV020296).

**Outstanding Issues:**

According to Scott Campbell, WesPac was bought by him, MPS, Inc., and James Roberts in 1992 and it was liquidated in 1994-95 (CACI HFWSPC7RIR112097). Roberts, in his March 31, 1997 104(e) Response, made no mention of having owned WesPac, although he stated that Campbell "last owned" the company and that neither Roberts, MPS, Inc., or MPS Terminal Corp. "has" any ownership in WesPac. Roberts does not mention whether he or MPS previously owned WesPac (CACI HFMPSI7RIR033197).

**Corporate History:**

WesPac was incorporated on May 6, 1977 in WA. It is currently listed as inactive with the WA Secretary of State. A Notice of Dissolution was filed on August 19, 1996 (CACI HFWSPC11CAR010101).

## WSPC WesPac Transportation, continued

**Administrative Actions:**

| Date | Document |
|---|---|
| 4/4/97 | 104(e) Request for Information, WesPac Transportation, Inc. - RFI (CACI HFWSPC1RFI040497) |

**Descriptions of Documents Related to WesPac Transportation Co., Inc.:**

CACI HFMPSI7PLDG100698: 10/06/98. Casey Gordon Davis, P.S. In re: Campbell and Roberts, a Joint Venture, d/b/a/ MPS Terminal Corp./In re MPS Inc. Includes Disclosure Statement for Debtors' Consolidated Chapter 11 Plan of Reorganization. Document type: Pleadings. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFCAMS7RIR112097: 11/20/97. Scott Campbell. Response of Scott Campbell to EPA's 4/4/97 104(e) request for information to Campbell re WesPac, MPS, Inc., and Dock St. Partners. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWSPC1LTR072597: 07/25/97. William H. Longston, EPA Region 10. Notification that, based on its review of available information, EPA has not altered WesPac's status as a PRP at the CB/NT Superfund Site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7CR061797: 06/17/97. CleanCare, Corp. MPS, Inc. Completion of Site Work (Scope of Work Item No. 1) re the cleanout of MPS site storm drain lines and catch basins and the disposal of potentially contaminated sediments. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3MAP061297: 06/12/97. Dept. of Ecology. Map depicting BEP sampling results for MPS property at 457 East 18th St., Tacoma, WA. Document type: Map. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC1LTR060297: 06/02/97. Lori Houck, Assistant Regional Counsel, EPA Region 10. Follow-up to 104(e) request sent to WesPac Transportation Co. Inc. Advises that a response to the 104(e) request must be received within 7 days or civil penalties will be imposed. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFDOCP1MEMO041097: 04/10/97. Kevin McDermott, Civil Investigator, EPA Region 10. Transmits corporate status information on Dock Street Partners, Wes-Pac Transportation Co., Package Services Co., and Puget Sound Plywood. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

**WSPC WesPac Transportation, continued**

CACI HFWSPC1RFI040497: 04/04/97. LeRoy S. Loiselle, EPA Region 10. EPA 104(e) request for information to Scott Campbell re WesPac's activities near the Thea Foss Waterway. Document type: Request for Information. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI7RIR033197: 03/31/97. James Roberts, MPS, Inc. Response of MPS, Inc. to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFWEPC7LTR030497: 03/04/97. James K. Roberts, MPS Terminal Corp. Request for a 21-day extension of time in which to respond to EPA's 104(e) request for information regarding the activities of MPS, Inc. and WesPac near the Thea Foss Waterway. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFTRUR7RIR022597: 02/25/97. Lynne N. Lasater, Manager, Safety/Compliance, Truck Rail Handling, Inc. Response of Truck Rail Handling to EPA's 1/31/97 104(e) request for information. Document type: Response to Request for Information. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5LTR112596: 11/25/96. Robert Betcone, Jr., City of Tacoma, Office of the City Attorney. Transmits summary of findings of the City of Tacoma with regard to the MPS bankruptcy. Includes purch/sale agreement with UPRR, quitclaim deeds, lease Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFARRT7CR103096: 10/30/96. PHR Environmental Consultants, Inc. Draft Summary Report re Arrow Transportation. Potential contaminants noted are LPAHs, HPAHs, BEP, and mercury. Site drainage is to Outfalls 245 and 248. Unreported spills are also noted. Document type: Contractor report. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI3LTR102996: 10/29/96. Joyce Mercuri, Ecology. Letter to Jim Roberts and counsel for Roberts and MPS articulating Ecology's concerns re MPS site. Advises that significant levels of BEP have been found throughout the MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR060496: 06/26/96. John D. Stetson, City of Tacoma Dept of Public Works. Advises that discharge of asphalt and other waste to Thea Foss Waterway was traced to WesPac operation at the MPS site. Demands that contaminated storm drain system be pumped and cleaned within 30 days. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR060496: 06/04/96. John D. Stetson, City of Tacoma Dept of Public Works. Advises that discharge of asphalt and other waste to Thea Foss Waterway was traced to WesPac operation at the MPS site. Demands that contaminated storm drain syste Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI3MEMO052996: 05/29/96. Dave Smith, Dept. of Ecology. Fax transmittal with

**WSPC WesPac Transportation, continued**

attached collection of documents, including inspection reports, correspondence, and notices of violations, relating to the MPS site and its lessees. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5IR042296: 04/22/96. Jim Oberlander, Ecology. Re response to complaint of storm drain discharge to Head of Thea Foss Waterway. Material was traced back to WesPac and determined to be asphalt discharged to large catch basin. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5NOV020296: 02/02/96. John D. Stetson, City of Tacoma Public Works Dept. Transmits Notice of Violation to Scott Campbell and WesPac re an illegal discharge to the City of Tacoma storm sewer system. Document type: Notice of Violation. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5MEMO010996: 01/09/96. Troy Naccarato, City of Tacoma. Memo to J. Oberlander at Ecology re illicit discharge of asphalt and other material to Outfall No. 248 from WesPac. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR010896: 01/08/96. John D. Stetson, Division Manager, Utility Services Engineering, City of Tacoma. Transmits revised inspection report re joint inspection conducted by Ecology and the Utility Services Engineering of the MPS site on 11/2/95. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5IR010596: 01/05/96. Troy Naccarato, Vida Piera, City of Tacoma. Inspection Report for 11/2/95 inspection of the MPS site. Includes operations of Arrow, Truck Rail Handling, and WesPac. Illicit discharges and leaking drums containing asphalt and other materials are noted. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR010596: 01/05/96. John Stetson, City of Tacoma Dept. of Public Works. Re 10/6/95 discharge of asphalt or tar waste from the WesPac facility. WesPac will be required to clean their storm drain system within 30 days. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFARRT5LTR122895: 12/28/95. John D. Stetson, City of Tacoma Dept of Public Works. Transmits copy of Inspection Report generated as a result of inspection of MPS Site (including Arrow Transportation, Truck Rail Handling, and WesPac). Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR122895: 12/28/95. John D. Stetson, City of Tacoma Public Works Dept. Advises Scott Campbell of concerns noted by Ecology and the City of Tacoma during recent inspection of WesPac operation at MPS site. Document type: Letter. Enforcement quality: Documents from agencies/agents.

**WSPC WesPac Transportation, continued**

CACI HFMPSI5IR122795: 12/27/95. Troy Nacarrato, Vida Piera, City of Tacoma. Inspection Report re compliance concerns that containment system is not being operated as intended, and no contact rain water has been discharged properly from site since pro Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC3MEMO120695: 12/06/95. Bob Carrell, Ecology. Re hydrocarbon identification of WesPac sewer line spill. Components in the separator samples appear to contain mineral spirits with a heavy fuel or asphalt material. Document type: Memorandum. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC8LEXIS050495: 11/28/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Wes Pac Transportation Co., Inc. for Chapter 11 bankruptcy. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFTRUR7LTR112195: 11/21/95. Brad A. Cady, Truck Rail Handling. Requests assistance from City of Tacoma and related authorities with respect to the illegal dumping of Wes-Pac waste materials into Truck Rail Handling's stormwater containment system. Document type: Letter. Enforcement quality: Documents supplied by PRPs/agents.

CACI HFMPSI5SR112095: 11/20/95. City of Tacoma, Public Works Utility Services Laboratory. Sampling results from MPS site catch basins. Document type: Sampling results. Enforcement quality: Documents from agencies/agents.

CACI HFMPSI5IR110295: 11/02/95. Troy Naccarato, City of Tacoma. Stormwater Inspection Report for MPS Site. Notes unreported spills of asphalt material by WesPac, poor storage practices by WesPac, and a breach in the containment liner. Document type: Inspection Report. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5LTR103095: 10/30/95. City of Tacoma Dept. of Public Works. Confirms items discussed during meeting on 10/23/95 re disposal of contaminated water collected in MPSI's stormwater collection system. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC8LEXI050495: 05/04/95. U.S. Bankruptcy Court for the Western District of WA. Re petition filed by Wes Pac Transportation Co., Inc. for Chapter 11 Bankruptcy. Case was dismissed and closed 6/5/95. Document type: Lexis printouts. Enforcement quality: Unknown.

CACI HFWSPC5LTR022895: 02/28/95. John Stetson, City of Tacoma Dept. of Public Works. Re unannounced inspection of WesPac facility and concerns that were noted by the City's inspectors. S. Campbell is advised to contact T. Naccarato to discuss items of concern. Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC5MEMO010295: 01/02/95. Troy Naccarato, City of Tacoma Dept. of Public Works. Re spill of asphalt material to storm Outfall 248. Employee of WesPac was observed washing down an asphalt truck with solvent which was flowing to and plugging up storm drain.

**WSPC WesPac Transportation, continued**

Document type: Letter. Enforcement quality: Documents from agencies/agents.

CACI HFWSPC11CAR050677: 05/06/77. W.A. Secretary of State. Corporate Annual Report for WesPac Transportation Co., Inc. References Notice of Dissolution dated 8/19/96. Registered agent is listed as Scott Campbell. Document type: Lexis printouts. Enforcement quality: Unknown.

# REFERENCES

*Commencement Bay Nearshore/Tideflats Remedial Investigation*
(Tetra Tech - August, 1985)

*Commencement Bay Nearshore/Tideflats Record of Decision*
(EPA Region 10 - September 1, 1989)

*Area-Wide Feasibility Study and Phase 1 Remedial Investigation for the Redevelopment of Publicly Owned Upland Properties Adjacent to the Thea Foss Waterway*
(Black and Veatch Waste Science and Technology Corp. - April, 1994)

*Compilation of Existing Data - Thea Foss and Wheeler-Osgood Waterways*
(City of Tacoma - October 10, 1994)

*Round 2 Data Evaluation Report, Thea Foss and Wheeler-Osgood Waterways - Tacoma, Washington*
(Hart Crowser - April 29, 1996)