

**REPORT  
ENVIRONMENTAL SITE ASSESSMENT  
PHASE I**

**FISHERMAN'S COVE PROPERTIES  
2557 LUMMI VIEW DRIVE  
LUMMI INDIAN RESERVATION  
BELLINGHAM, WASHINGTON**

Prepared For:

Lummi Nation  
2828 Kwina Road  
Bellingham, WA 98226

February 2003



**ENGINEERING & CONSULTING, INC.**

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February 25, 2003

Lummi Nation Planning  
2828 Kwina Road  
Bellingham, WA 98226

Attn: Mr. Alan Ostenson

Re: **Report – Environmental Site Assessment: Phase I**  
Fisherman's Cove Properties  
2557 Lummi View Drive  
Lummi Indian Reservation  
Bellingham, Washington

Dear Mr. Ostenson:

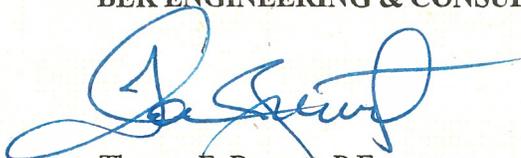
BEK Engineering & Consulting, Inc. (BEK) is pleased to present the results of a Phase I Environmental Site Assessment, in conformance with the ASTM Standard Practice E 1527-00, for the above referenced property in Bellingham, Washington. We are sending you three copies of our Phase I Environmental Site Assessment report.

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We appreciate the opportunity to be of service to you. Should you have any questions concerning this Environmental Site Assessment, please contact us in our office at (360) 312-1967 or (800) 859-5597.

Sincerely,

**BEK ENGINEERING & CONSULTING, INC.**



Thomas E. Bennett, P.E.  
Civil/Environmental Engineer



Brian D. Gouran, B.S.  
Senior Environmental Geologist

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## **SECTION 1: EXECUTIVE SUMMARY**

At the request of Mr. Alan Ostenson, BEK conducted a Phase I Environmental Site Assessment for four parcels (A, B, C, and D) at the south end of Haxton Way on the Lummi Indian Nation Reservation on May 21, 2002. For ease of reference, the properties will be considered as two sets of properties: the southern commercial properties and the northern industrial properties. These properties are divided by Haxton Way. A site vicinity map is presented in Figure 1 and a generalized site plan is in Figure 2 (Appendix I).

In summary, our review of historic resources indicate that the subject property has been privately held by individuals since at least 1940, and was generally developed between the 1950's and 1970's. The land is presently owned by the Lummi Nation.

We conclude that following the removal of petroleum stained soils and numerous containers which contained petroleum products, it is our opinion that no further investigations are warranted for the subject property, as of February 25, 2003, and no off-site contaminant sources presenting a significant risk of contamination to the subject property are identified within the ASTM search radius.

## **SECTION 2: INTRODUCTION**

### **2.1 Purpose and Scope**

The purpose of this Phase I Environmental Site Assessment is to identify, to the extent feasible pursuant to the processes prescribed within the Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (ASTM Standard Practice E 1527-00), recognized environmental conditions in connection with the subject properties. A recognized environmental condition is defined as the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property, even under conditions in compliance with existing laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

Our scope of services for this investigation included the following items:

1. Conducted a site visit to the subject properties. Observed the surface of the sites for indications of petroleum products, chemicals, solid waste, hazardous materials, or other wastes that may be present. Observed the surface of the sites and building interiors (if present) for potential contaminant pathways.
2. Reviewed a report prepared by Environmental Data Resources, Inc. (EDR) describing potential off-site contamination sources in the vicinity of the subject properties. Public records searched in accordance with the ASTM Standard included:
  - EPA National Priorities List (NPL)
  - EPA Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
  - EPA Resource Conservation and Recovery Act Generators List (RCRA Generators)
  - EPA Resource Conservation and Recovery Act, CORRACTS Treatment, Storage, and Disposal List (RCRA CORRACTS TSD)
  - EPA Resource Conservation and Recovery Act, non-CORRACTS Treatment, Storage, and Disposal List (RCRA non-CORRACTS TSD)
  - EPA Emergency Response Notification System List (ERNS)

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- Ecology’s Confirmed and Suspected Contaminated Sites List (CSCS)
- Ecology’s Leaking Underground Storage Tank List (LUST)
- Ecology’s Underground Storage Tank List (UST)
- Whatcom County Health Department Landfill List

In addition to the above described records, the following records not required by the ASTM standard were also searched:

- Superfund (CERCLA) Consent Decrees (CONSENT)
  - Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)
  - Hazardous Materials Information Reporting System (HMIRS)
  - Material Licensing Tracking System (MLTS)
  - Mines Master Index File (MINES)
  - NPL Liens
  - PCB Activity Database System (PADS)
  - RCRA Administrative Action Tracking System (RAATS)
  - Toxic Chemical Release Inventory System (TRIS)
  - Toxic Substances Control Act (TSCA)
3. Reviewed city directories, Metskers and Kroll maps, historic air photos of the property and surrounding areas, and other public records, as available, in regard to past use of the subject properties and adjacent properties.
  4. Reviewed a report entitled *Results of Ground Water Monitoring, September 1998, Former UST Site, Fisherman Cove, Washington, File No. 1209-008-00-5150*, prepared by GeoEngineers in October 1998, a No Further Action letter from the United States Environmental Protection Agency (EPA) , and an *Environmental Site Assessment, Lummi Nation, Fisherman’s Cove Property* report, prepared by the Lummi Nation Planning Department in February 2002.
  5. Conducted interviews in regard to any potential environmental concerns on the subject properties and in the vicinity of the subject properties.
  6. Reviewed the regional geology and hydrogeology of the sites, especially in regard to subsurface migration of potential contaminants.
  7. Conducted a site visit to observe that petroleum contaminated soils were removed from the northern industrial properties.
  8. Prepared this report describing the results of our investigation.

## **2.2 Special Terms and Conditions**

BEK has prepared this report using reasonable efforts in each phase of its work to estimate the liabilities associated with recognized environmental conditions on the subject properties and in the vicinity of the subject properties. No environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. This report is intended to reduce, but not eliminate, uncertainty regarding the existence of recognized environmental conditions in connection with the subject properties, in recognition of reasonable limits of time and cost. This report has been prepared solely for the use of the Lummi Nation and may not be relied upon by any other persons for any reason, without the written consent of BEK. BEK makes no warranty, expressed or implied, as to the accuracy of information contained in public records.

This report is not definitive and should not be assumed to be a complete or specific definition of all conditions above or below grade. Subsurface exploration of the site was not within the scope of this study. Complete definition of recognized environmental conditions in the subsurface can only be identified by a subsurface investigation.

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## **2.3 Limiting Conditions and Methodology Used**

No limiting conditions were encountered during this Phase I Environmental Site Assessment, except as noted below:

1. The interior of the two boat rental storage buildings were not inspected during our site visit on May 21, 2002, therefore, any potential environmental conditions in the boat storage buildings were not addressed in this report.
2. The three docks south of the southern commercial properties, including the fueling dock, were not inspected during this site assessment.
3. Our documentation of the removal of the stained soil from the subject properties was verified by a site visit on February 25, 2003. Visual inspection indicated that the dark stains were removed and the soil did not have a strong petroleum odor. No soil samples were collected, and no analytical tests were performed.

The methodology utilized for this report is as prescribed in the ASTM Standard Practice E 1527-00.

## **SECTION 3: SITE CHARACTERIZATION**

### **3.1 Subject Property Location**

The subject property is located on Fisherman’s Cove in the southern half of Section 34, Township 38 North, Range 01 East, and the northern half of Section 3, Township 37 North, Range 01 East, on the tip of Gooseberry Point on the Lummi Indian Nation Reservation, near Bellingham, Washington. A site vicinity and topographic map is presented in Figure 1 (Appendix I).

### **3.2 Site and Vicinity Physical Characteristics**

The subject property is on Fisherman’s Cove and is located at an elevation of approximately 10 feet above mean sea level (msl). The northern industrial properties are cleared and contain five buildings utilized by the Northwest Indian College Woodshop, Lummi Commodity Foods, boat storage, and formerly a boat repair shop. The northern property is also utilized for outdoor boat storage. The southern commercial properties contain a gas station and mini-mart, the Lummi Social Services building, and a fish processing building. The Fisherman’s Cove properties are bounded by coastal shorelands and residential properties.

#### **3.2.1 Geologic Summary**

Northwestern Washington has been occupied by continental glaciers at least four times during the Pleistocene Epoch (2.5 million to 10,000 years ago). During these glacial (stades) and accompanying interglacial periods (interstades), a thick sequence of gravel, sand and silt were deposited over the underlying bedrock.

According to the *Soil Survey of Whatcom County Area, Washington*, the subject parcels are located on beach deposits with soils described as Neptune very gravelly sandy loam. The landform that the Fisherman’s Cove community is located on is likely a terrace related to an ancient spit development in the Gooseberry Point Area. The soils are a very gravelly sandy loam with an organic layer of several inches on the surface in undisturbed locations. Along the coastal zones, shell midden, related to pre-historic native occupation, are common.

### **3.2.2 Geohydrologic Summary**

Generally, shallow ground water flow direction is a function of topography. The ground surface in the vicinity of the subject properties slopes in a southwesterly direction (Figure 1). Therefore we assume that ground water flows in a southwesterly direction, towards Hale Passage. Based on our experience, we expect that the depth to shallow ground water in the vicinity of the subject property is approximately five feet below grade.

### **3.3 Site Description**

The subject property was visited by representatives of BEK on May 21, 2002. A generalized site plan is presented in Figure 2. Site photographs are provided in Figures 3 through 8. The subject property was bounded to the north and east by single family residences and to the south and west by undeveloped shorelands and Hale Passage.

#### **3.3.1 Public Utilities**

The subject properties and existing homes to the north and east of the subject property are serviced by the Lummi Water and Sewer District.

#### **3.3.2 Building Conditions**

The interiors of the buildings were observed during our site visit on May 21, 2002, except for the building which was formerly utilized as a boat repair shop, which was observed during our site visit on June 20, 2002.

##### **Northern Industrial Properties:**

The northern industrial properties contained five buildings: Northwest Indian College Woodshop, Lummi Commodity Foods, two boat storage rental buildings, and a building which was formerly utilized as a boat repair shop.

The Northwest Indian College Woodshop building contained classrooms, an office, and wood working equipment. The building had been used as a woodshop since approximately 1997 and was used as a boat shed prior to 1997. A flammable materials closet contained less than one-gallon containers of wood stain and finish. A paint closet contained one and five-gallon containers of paint on shelves. The floor was concrete and contained no floor drains. De minimis staining was observed on the floor. No hazardous conditions were observed inside the building.

The Lummi Commodity Foods building was utilized as a food warehouse for canned goods, produce, meats, and butter. The building contained an office and large refrigerators. No hazardous materials or conditions were observed inside the building.

The two boat storage buildings are divided into numerous individually rented boat storage spaces. The buildings were constructed of sheet metal siding and roof and had a gravel floor. Due to the private rental of the building spaces, the interior of the buildings were not observed during our site visit on May 21, 2002.

The vacated building, formerly utilized for boat repair and storage, contained three 55-gallon drums that contained minor quantities of oil. The floor had no stains and no floor drains were observed.

**Southern Commercial Properties:**

The southern commercial property contained three buildings: a small grocery store, a large office building, and a seafood handling plant.

The small grocery store was located in the southwest portion of the property and was a retail snack and beverage store, associated with a gasoline station. A pump island was located west of the store. Details concerning the underground storage tank associated with the gas station is addressed in Section 3.3.3 (Surface Conditions) of this report. The grocery store was believed to have been constructed in the 1940’s.

The office building was utilized for the offices for the Lummi Social Services. The building was formerly utilized as a casino and a fish processing and cold storage building.

The seafood handling plant was located in the southeast portion of the property and primarily handled live crab. Sea water from Hales Passage was piped into the building and returned to Hales Passage through a long floor drain in the center of the concrete floor. Three fork lifts were stored in the building and an office was located upstairs. A large refrigeration building was located south of the seafood handling plant and is connected by a walkway. The manager of the seafood plant stated that the ice machines and refrigeration building had not been used since approximately 1994.

Interior observations as required by ASTM Standard Practice E 1527-00 are presented in Table 1.

**TABLE 1. Interior Observations Checklist**

<b>ASTM Observation</b>	<b>Yes/No</b>	<b>Comments</b>
Heating	Yes	The buildings were primarily heated by electric heat or propane. No buildings were heated by heating oil.
Stains/Corrosion	No	No significant spills were observed inside the buildings.
Drains/Sumps	Yes	A long floor drain was located in the seafood handling plant. The drain extends to Hale Passage.
Hazardous Containers	Yes	Three 55-gallon drums were located in the former boat repair building and a flammable cupboard and a paint cupboard were located in the woodworking building.
Odors	No	No odors were observed in the buildings.

**3.3.3 Surface Conditions****Northern Industrial Properties:**

A vacant, vegetated lot is located west of the Northwest Indian College Woodshop building. The lot contained a concrete walkway and two small concrete pads. Mr. Allen Ostenson of the Lummi Nation Planning Department, stated that the lot had formerly been occupied by a residential mobile home.

Two metal storage containers, which contained construction materials and tools were located west of the Northwest Indian College Woodshop building. A propane tank was located west of the Lummi Commodity Foods building.

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A leaking 55-gallon drum of petroleum products and a battery were located west of the western boat storage building. A few oil stains were observed in the gravel between the two boat storage buildings. Two 55-gallon drums, two industrial batteries, two engines on top of stained soil, two open 5-gallon buckets of oil, four 55-gallon drums (one labeled decon water), and miscellaneous solid waste debris were located north of the two boat storage buildings. Oil and gasoline stains were observed beneath and in the vicinity of a broken down truck along the south side of the easternmost boat storage building.

Approximately seventeen 55-gallon drums, a 250-gallon tank, a 400-gallon tank, a 100-gallon tank, and numerous 5-gallon buckets of petroleum products were located south of the former boat repair building. A 5-gallon bucket of oil and an open pan of hydraulic fluid were observed. PVC pipes, two broken down trucks, a broken down forklift, an engine, tires, fishing gear and miscellaneous other debris were located southeast of the former boat repair building, along the eastern property boundary. A large petroleum stain was observed beneath one of the trucks, adjacent to a 55-gallon drum on its side. Numerous other petroleum stains were located throughout the gravel area south of the building.

A third site visit was completed a representative of BEK on February 25, 2003. We observed that the majority of the petroleum stained soil had been removed from the north side of the boat storage buildings, the south side of the easternmost repair building, and the gravel area south of the former boat repair building. A small amount of de minimis oil staining remained in the vicinity, but in our opinion, not in quantities to indicate a significant environmental condition. Mike Methven, manager of the boat storage area, stated that Basin Oil removed the barrels of petroleum products. We observed during our site visit on February 25, 2003 that the petroleum stained soil had been removed and disposed of off site. A small amount of de minimis oil staining remained in the vicinity, but in our opinion, not in quantities to indicate a significant environmental condition.

The south and southeastern portions of the northern industrial properties was gravel covered and utilized as an outdoor boat storage area. De minimis staining was observed on the soil.

**Southern Commercial Properties:**

A gasoline pump station was located west of the small grocery store. The underground storage tank, which supplies the gasoline is located east of the seafood handling plant to the east. Underground distribution lines from the tank extend south toward Hales Passage, west along the waterfront, and then north to the pump station. Two distribution lines branch off of the main line towards two of the docks for fueling. Mr. Methven stated that the underground storage tank holds 12,000-gallons of unleaded fuel and was installed in 1988. Mr. Methven stated that the entire length of distribution line was also replaced in 1988. De minimis staining was observed on the asphalt and concrete pavement near the gasoline pump island and parking lot around the grocery store. A propane tank was located along the southern side of the small grocery store.

A concrete parking lot was located between the grocery store and the Lummi Social Services office building. Mr. Ostenson stated that the area had formerly been occupied by a boat repair and storage shop. Four underground storage tanks were removed from the current parking lot area and is discussed in Section 3.4 (Site Documents) portion of this report.

A large propane tank and two 55-gallon drums were located in a fenced area east of the Lummi Social Services building. A second small propane tank was located east of the Lummi Social Services building.

An easement for the Lummi Island ferry traffic is located east of the Lummi Social Services building and property.

A small propane tank was located south of the seafood handling plant.

Exterior observations as required by ASTM Standard Practice E 1527-00 are presented in Table 2.

**TABLE 2. Exterior Observations Checklist**

ASTM Observation	Yes/No	Comments
Hazardous Containers	Yes	Numerous 5-gallon and 55-gallon drums were observed on the northern industrial properties.
Storage Tanks	Yes	One 12,000-gallon unleaded underground storage tank is located east of the seafood handling plant and three above ground storage tanks with an unknown amount of stored liquid were located south of the former boat repair building. The above ground tanks were stored in the gravel area and not connected or in use.
Solid Waste Disposal	Yes	Areas of non-hazardous rubbish were observed north of the boat storage buildings and south of the former boat repair building.
Odors	No	No odors were noted.
Pits, Ponds, Lagoons	No	No ponds or lagoons were observed on the subject property.
Stained Soil	Yes	Petroleum stained soil was observed north of the boat storage buildings, south of the eastern boat storage building, and south of the former boat repair building.
Stressed Vegetation	No	No stressed vegetation was observed during the site visit.
Waste Water	No	No wastewater treatment systems were observed on the subject property. No waste water is currently generated on the subject property.
Septic Systems	No	No septic systems were observed on the subject property.

### 3.4 Site Documents

An environmental site assessment for the subject property, a report concerning ground water monitoring at the removed boat repair building on the subject property, and a No Further Action letter from the United States Environmental Protection Agency were removed for this report.

The environmental site assessment entitled *Environmental Site Assessment, Lummi Nation, Fisherman's Cove Property*, prepared by the Lummi Nation Planning Department in February 2002 indicated that an archaeological reconnaissance was performed in the early 1980's in conjunction with a sewer project. The entire project area was characterized as having thin and diffuse shell midden and in three test pits, 44 artifacts were recovered. The report indicated that the subject property has a great historical and cultural significance to the Lummi Nation.

A report entitled *Results of Ground Water Monitoring, September 1998, Former UST Site, Fisherman Cove, Washington, File No. 1209-008-00-5150*, prepared by GeoEngineers in October 1998 was reviewed for this report. The background portion of the report indicated that Cannon Electric removed two 3,000-gallon and two 4,000-gallon underground storage tanks from two excavations from Fisherman's Cove in July 1995. Pinner Engineering collected several soil samples and one water sample from the pits and found gasoline-range hydrocarbons above the Washington State Model Toxics Control Act (MTCA) cleanup limits in the soil and water. Some contaminated soil was removed from the site and some remained in the ground due to underground utilities and the pits were filled with clean soil. The existing Lummi Social Services building was constructed (formerly a casino) on the northern excavation and a

paved parking area was constructed on the southern excavation. GeoEngineers completed a Phase II Environmental Site Assessment on the property in July and August 1997. Four monitoring wells were completed and soil from the well boring of MW-2 and ground water from MW-2 was found to have gasoline-range hydrocarbons above MTCA clean up limits. A ground water sample from MW-2 was collected for this report. Gasoline-range hydrocarbons were found below the MTCA clean up standards and the report concluded that sampling be discontinued and the well sealed and abandoned.

A letter entitled *No Further Action for Petroleum Release at Fisherman’s Cove, 2557 Lummi View Drive, Bellingham, Washington, WA, Lummi Indian Reservation, EPA Facility #4-070003*, prepared by an employee of the EPA was reviewed for this report. The letter indicated that no further action is necessary at the Fisherman’s Cove Property in relation to the petroleum release from the four removed UST’s and the site no longer poses a threat to human health or the environment.

### **3.5 Interviews**

Alan Ostenson, from the Lummi Planning Department was interviewed on May 21, 2002. Mr. Ostenson stated that, to the best of his knowledge, the site has been used in a similar manner as the present for decades.

Mike Methven, facilities manager for the Fisherman’s Cove commercial area also stated that the entire site has had a uniform land-use history for the last decade. Mr. Methven stated that individuals which rent spaces in the boat storage buildings agree to clean up any spills which occur inside their rented spaces.

#### **3.5.1. Government Agencies**

Bill Angel of the Whatcom County Human and Health Services was contacted on July 30, 2002, regarding the subject property and sites in the vicinity of the subject properties. The Health Department had no records of any complaints or environmental health concerns regarding the subject properties or neighboring properties.

### **3.6 Current and Past Use of the Subject properties and Adjacent Sites**

Metsker’s and Kroll Maps of Whatcom County, Sanborn Fire Insurance Maps, Polk City directories for the City of Bellingham, and historic aerial photographs were reviewed with regards to current and past use of the subject properties and adjacent sites.

Polk Directories for the City of Bellingham were reviewed for the years of 1948, 1957, 1961, 1968, 1979, 1982, 1988, 1993, 1996, and 1998. The subject property was not included in any of the reviewed directories. However, adjacent properties were not identified in the directories, indicating that coverage does not extend to the Lummi Peninsula.

The 1933 and 1962 Sanborn Fire Insurance Maps were reviewed and did not cover the subject property.

The 1940 Kroll Atlas of Whatcom County indicated that a portion of the subject property was owned by Honoghton George. The rest of the subject property was owned by H.E. Frost.

The 1947 Kroll Atlas of Whatcom County indicated that the northern portion of the subject property was owned by Honoghton George. The southern portion of the subject property was split in ownership between H. Jones and A. Frost.

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The 1960 Metsker’s Atlas of Whatcom County showed that the northern property was platted by 1960 into “Gooseberry Point #2.” No changes were reported in Southern Property.

A 1961 aerial photograph indicated that much of the Southern Commercial complex was existing, and that the Northern Industrial area was undeveloped.

A 1969 aerial photograph showed no significant changes had occurred since the 1961 photograph in the Southern Commercial complex. Two of the four boat storage buildings were present in the 1969 photo.

The 1971 Metsker's Atlas indicated no significant ownership changes.

A 1975 aerial photograph indicated that no significant changes had occurred since the 1969 photograph except the addition of two more boat storage buildings in the Northern Industrial Area.

A 1986 aerial photograph indicated that no significant changes had occurred since the 1975 photograph.

A 1995 aerial photograph indicated no significant changes to the subject property since the 1986 photo.

A 1997 Kroll Atlas of Bellingham was reviewed and did not cover the subject property.

In summary, our review of historic resources indicate that the subject property has been privately held by individuals since at least 1940, and was generally developed between the 1950’s and 1970’s. The land is presently owned by the Lummi Nation.

## **SECTION 4: RECORDS REVIEW**

### **4.1 Standard Environmental Record Sources**

Records review for this assessment was completed by Environmental Data Resources, Inc. A copy of their report is included in Appendix II. The records review exceeds the requirements of the ASTM Standard Practice for Environmental Site Assessments.

A summary of the review for records required by the ASTM standard is presented in Table 3. No potential off-site contamination sources within the ASTM E 1527-00 search radius were identified. Additional records review outside of the scope of the ASTM standard is included with the EDR report in Appendix II.

TABLE 3. Environmental Records Review

AGENCY	DOCUMENT	REPORT DATE	SEARCH RADIUS	IDENTIFIED SITES
EPA	RCRA TSD NON-CORRACTS FACILITY	11/01	½ Mile	0
	RCRA TSD CORRACTS FACILITY	11/01	1 Mile	0
	RCRA GENERATOR FACILITY	12/01	Adjacent	0
	CERCLIS	11/01	½ Mile	0
	SUPERFUND (NPL)	01/02	1 Mile	0
	ERNS	08/00	Subject	0
Ecology	Confirmed and Suspected Contaminated Sites List	11/01	1 Mile	0
	Leaking Underground Storage Tank List	03/02	½ Mile	0
	Underground Storage Tank List	03/02	Adjacent	0
Whatcom County Health and Human Services	Solid Waste Landfill Sites	09/00	½ Mile	0

A **Resource Conservation and Recovery Act TSD (Treatment, Storage, and/or Disposal) Non-Corrracts Facility** has been labeled by the EPA as a site on which treatment, storage, and/or disposal of hazardous wastes takes place. The Non-Corrracts designations indicate that the facility has not been subject to correction action under the RCRA. These sites are not necessarily known to have released hazardous waste in the past. Any RCRA site known to have released hazardous waste will also be listed on the EPA ERNS or CERCLIS list or the Ecology Confirmed and Suspected Contaminated Sites Report list.

A **Resource Conservation and Recovery Act TSD (Treatment, Storage, and/or Disposal) Corrracts Facility** has been labeled by the EPA as a site on which treatment, storage, and/or disposal of hazardous wastes takes place. The Corrracts designation indicates that the facility has been subject to corrective action under the RCRA. These sites are not necessarily known to have released hazardous waste in the past. Any RCRA site known to have released hazardous waste will also be listed on the EPA ERNS or CERCLIS list or the Ecology Confirmed and Suspected Contaminated Sites Report list.

A **Resource Conservation and Recovery Act (RCRA) Generator Facility** site has been labeled by the EPA as a site that "generates or handles hazardous wastes". These sites are not necessarily known to have released hazardous waste in the past. Any RCRA site known to have released hazardous waste will also be listed on the EPA ERNS or CERCLIS list or the Ecology Confirmed and Suspected Contaminated Sites list.

The **EPA CERCLIS** list shows sites which the EPA has determined may be potentially hazardous and which require preliminary investigation. After a site has been investigated by the EPA, it may be designated "No Further Remedial Action Planned" (NFRAP), or is nominated to the National Priorities List for clean-up under the EPA Superfund. A NFRAP designation means an assessment has been completed at a site, and no further steps to list the site on the National Priorities list (NPL) will be taken unless information indicating this decision was not appropriate or other considerations make a recommendation for listing appropriate at another time. A NFRAP decision does not necessarily mean that there is no hazard associated with a given site; it means only that based upon available information, the location is not judged to be a potential NPL site. Listing of a site on the CERCLIS list does not necessarily mean it is contaminated, whereas the absence of a site from the list does not necessarily mean it is contaminant free.

The **EPA National Priorities List (Superfund)** shows CERCLIS sites that have been investigated and that the EPA has determined may represent a long-term threat to public health or the environment.

The **EPA Emergency Response Notification System (ERNS)** lists sites where a spill has been reported to have occurred. Absence of a site from the list does not necessarily mean that a spill has not occurred. Spill data on the list has not been verified by the EPA.

The **ECOLOGY Confirmed and Suspected Contaminated Sites (CSCS)** list shows sites within the State of Washington where the existence of hazardous materials is suspected, or sites known to be contaminated by hazardous materials. Listing of a site on the Confirmed and Suspected Contaminated Sites report does not necessarily mean it is contaminated, whereas the absence of a site from the list does not necessarily mean it is contaminant free.

The **ECOLOGY Leaking Underground Storage Tank (LUST)** list shows sites where underground petroleum storage tanks are suspected or known to have been leaking. Listing of a site on the LUST List does not necessarily mean it is contaminated, whereas the absence of a site from the list does not necessarily mean that a LUST is not present.

The **ECOLOGY Underground Storage Tank (UST)** list shows sites where underground storage tanks are known to be present. Absence of a site from the list does not necessarily mean that a UST is not present.

The **Whatcom County Health and Human Services** maintains a list of past and present solid waste landfill sites in Whatcom County.

#### ***4.2 Physical Setting Sources***

Maps describing the physical setting of the subject properties that were consulted for this Phase I ESA are listed below:

1. Thomas Lapen, 2000 "Geologic Map of the Bellingham 1:100,000 Quadrangle, Washington, Washington State Department of Natural Resources, Open File Report 2000-5.
2. Soil Survey of Whatcom County Area, Washington, 1983: U. S. Department of Agriculture.

#### **4.3 Historical Use Sources**

Historic aerial photographs, maps, and city directories were consulted to determine past use of the subject properties and adjacent properties.

##### **4.3.1 References**

1. Historic aerial photographs dated 1961, 1969, 1975, 1986, and 1995.
2. Kroll Atlas of Bellingham dated 1997.
3. Kroll Atlas of Whatcom County dated 1947 and 1956.
4. Metsker's Atlas of Whatcom County dated 1925, 1971 and 1983.
5. Sanborn Fire Insurance Map dated 1933 and 1941.
6. The Polk City Directories for Bellingham dated 1948, 1957, 1961, 1968, 1979, 1982, 1988, 1993, 1996, and 1998.



## SECTION 5: POTENTIAL CONTAMINANT SOURCES

### 5.1 On-Site Sources

The subject property was visited by a representative of BEK Engineering & Consulting, Inc. on May 21, 2002, June 20, 2002, and February 25, 2003. The purpose of these site visits was to identify, to the extent feasible pursuant to the processes prescribed within the ASTM Standard Practice E 1527-00, recognized environmental conditions in connection with the subject properties.

At the time of our initial site visit, the subject property consisted of developed industrial and commercial parcels. Numerous size containers of petroleum products and petroleum stained soil was observed north of the boat storage buildings, south of the eastern boat storage building, and south of the former boat repair building. The environmental conditions associated with the containers and stained soil was communicated to Allen Ostenson and Mike Methven. A third site visit was completed a representative of BEK on February 25, 2003. We observed that the majority of the petroleum stained soil had been removed from the north side of the boat storage buildings, the south side of the easternmost repair building, and the gravel area south of the former boat repair building, and had been disposed of off site. A small amount of de minimis oil staining remained in the vicinity, but in our opinion, not in quantities to indicate a significant environmental condition. Mike Methven, manager of the boat storage area, stated that Basin Oil removed the barrels of petroleum products. Based on our visual inspection of the removed soil and containers, it is our opinion the site does not have significant contamination in association with the petroleum contaminated soil and containers.

Based on the No Further Action letter prepared by the EPA and the reports reviewed in support of the No Further Action letter, it is our opinion that the removed underground storage tanks do not pose a further significant risk of contamination to the site.

The site contains one 12,000-gallon underground storage tank and a few hundred feet of underground distribution line. The tank and distribution lines were installed in 1988. Due to the age of the tank and distribution lines, we do not expect significant contamination, but this report does not include environmental conditions in the subsurface, which can only be identified by a subsurface investigation.

### 5.2 Off-Site Sources

There were no potential off-site contamination source identified in our review of public records that was within the ASTM Standard Practice E 1527-00 search radius.

## SECTION 6: CONCLUSIONS

We conclude that, based on our visual inspection of the subject property after removal of petroleum contaminated soils and numerous containers which contained petroleum products had occurred, it is our opinion that no further investigations are warranted for the subject property, as of May 21, 2002 and no off-site contaminant sources presenting a significant risk of contamination to the subject property are identified within the ASTM search radius.



February 25, 2003

**REPORT – Environmental Site Assessment: Phase I (Fisherman’s Cove Properties, Bellingham, WA)**

## **SECTION 7: APPENDICES**

The following items are included in the appendix to this report:

### **APPENDIX I**

Figure 1 - Site Vicinity Map

Figure 2 - Generalized Site Plan

Figures 3 through 8 - Site Photographs

### **APPENDIX II**

EDR Radius Map Report

