Land Quality

Environmental Cleanup

Environmental Cleanup Site Information (ECSI) Database
Site Summary Report - Details for Site ID 2352, Marine Finance Co.

This report shows data entered as of December 21, 2015 at 3:32:29 PM

This report contains site details, organized into the following sections: 1) Site Photos (appears only if the site has photos); 2) General Site Information; 3) Site Characteristics; 4) Substance Contamination Information; 5) Investigative, Remedial and Administrative Actions; and 6) Site Environmental Controls (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Note: DEQ may have posted online documents related to this site. If so, they would be available for viewing or downloading on ECSI Summary Page

Go to DEQ's Facility Profiler to see a site map as well is information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 2352	Site Name: Marine Finance Co.	CERCLIS No:
Address:	8444 NW St. Helens Rd. Portland 97231	
	County: Multnomah	Region: Northwest
Other location information:		
Investigation Status:	Listed on CRL or Inventory	
	Brownfield Site: Yes NPL Site: No	Orphan Site: No Study Area: No
Property:	Twnshp/Range/Sect: 1N , 1W , 11	Tax Lots: 100, 500, 600
	Latitude: 45.5847 deg. Longitude: -122.7678 deg.	Site Size: 9.7 acres
Other Site Names:	Hendren Tow Boat Co. REH Inc. Riverside Industrial Park Portland Harbor Sediment Study	

Site Characteristics

General Site Description:

The 7.46-acre site is located adjacent to river mile 6 along the Willamette River in Portland Harbor. (EPA added Portland Harbor to its National Priorities List [Superfund] in December 2000.)

The St. Johns Bridge passes over the site, and approximately two-thirds of the property is located north of the bridge. The property is flat to gently sloping toward the river. The site includes tax lots 500, 600, and 700 on Map #11 1N 1W; 300 on Map #11 1N 1W AC; and 100, 101, 500, 600, and 700 on Map #11 1N 1W DA.

Site History:	Historically, a number of businesses that may have handled hazardous substances operated at the site. Since the 1920s or earlier, the site has been used by various marine construction and tow boat/barge companies. In the past, the site also had a warehouse in the south part of the site, as well as smaller buildings including offices, a tavern, and a private residence. Between 1936 and 1940, the area was built up with fill material, followed by construction of two buildings prior to 1957. Most of the site was leased to two metal salvage companies from 1988 to 1993.
Contamination Information:	(11/30/2000 RGS/SRS) The Marine Finance Company (MFC) facility is used for office trailer storage, warehousing, and houseboat construction. The Hendren Tow Boat Company operates a tugboat dock on the Willamette River at the site. In January 1998, the US Coast Guard expressed concern over Hendren's waste-handling practices, noting in a spill report the presence of numerous drums of oily rags, antifreeze and other wastes. In September 1999, DEQ's Site Assessment program recommended an expanded Preliminary Assessment (XPA) at the facility. DEQ began work using a state contractor in January 2000, but MFC requested an opportunity to conduct the XPA themselves. DEQ and MFC signed a voluntary agreement in April 2000, but MFC was unable to meet the terms of the agreement. (10/3/02 MTP/VCP) DEQ declared the site an Orphan project in July 2000 after determining that MFC was "unwilling" to investigate or clean up the site. DEQ retained Jacobs Engineering to conduct an Expanded Preliminary Assessment (XPA). Jacobs collected soil, groundwater and sediment samples at the site in August 2000, and submitted the XPA report in November 2000. DEQ completed removal of abandoned waste containers, batteries, and drums at the facility in May 2001. The XPA included collecting six groundwater samples, five Willamette River sediment samples, and 13 soil samples. In general, samples were analyzed for metals, total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs; except sediments), semi-volatile organics (SVOCs), total organotins (includes tributyltin, or TBT), and polychlorinated biphenyls (PCBs). In general, the XPA indicates that there is not significant or widespread contamination at the site. TPH as heavy oil or diesel was detected in the majority of soil samples at concentrations up to 9,800 mg/kg and 1,400 mg/kg, respectively. Benzo(a)pyrene was detected in three samples. All three detected concentrations are above EPA Preliminary Remediation Goals (PRGs) for industrial use soil. Arsenic exceeded the PRG in a majority of samples analyzed, but appears to be within the expected range of naturally occurring concentrations. Chromium exceeded the PRG in one sample. One VOC and several polynuclear aromatic hydrocarbons (PAHs) exceeded the drinking water PRG in one groundwater sample, with several metals exceeding their respective PRGs in a number of samples. However, because water samples were unfiltered these concentrations could be biased high due to suspended sediment in the samples. TPH as heavy oil and diesel was detected in the majority of sediment samples at concentrations up to 2,300 mg/kg and 2,800 mg/kg. PAHs, especially SD-5D, were elevated compared to ecological screening level values (SLVs) as well as Portland Harbor Baseline concentrations. Organotin and PCB concentrations in sediment were relatively low, with only one PCB level above the SLV. While the XPA did document on-site contamination, it does not appear that significant contaminant sources are present in the upland portion of the site, and the site does not appear to be an ongoing or current source of contamination to the Willamette River. However, due to the limited scope of the XPA, DEQ has identified additional tasks that need to be completed to fully characterize the site and to show that shallow groundwater is not adversely impacting the river. These tasks include: 1) collecting additional surface soil samples at approximately 10 locations to better define the lateral extent of surface soil contamination; 2) sampling soil at two or more discrete depth intervals at locations with the highest contaminant levels in surface soil (SS-2, -7, -9) and from the former UST location; 3) installation and quarterly monitoring (one-year minimum) of approximately 6 monitoring wells across the eastern side of the property to assess shallow groundwater contaminants potentially discharging to the Willamette River. Depending on the results of the additional investigation, remedial action may be necessary. Remedial activities may include a soil cap (e.g., maintained gravel or asphaltic concrete if not covered by structures) and a stormwater management

	system and institutional controls (including a DEQ-approved soil management plan; cap maintenance; a hazard communication plan, land use restrictions; and groundwater use restrictions).
Manner and Time of Release:	Releases thought to be due to poor waste-management practices.
Hazardous Substances/Waste Types:	Petroleum hydrocarbons, polynuclear aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs), and metals.
Pathways:	The site is located along Portland Harbor, a stretch of the Willamette River between Sauvie Island and Swan Island that was added to the National Priorities List (NPL) in December 2000. The shores of Portland Harbor have been heavily industrialized for over 100 years, and river sediments are contaminated with a variety of substances.
Environmental/Health Threats:	
Status of Investigative or Remedial Action:	(11/30/00 RGS/SRS) DEQ retained Jacobs Engineering to conduct the expanded Preliminary Assessment (XPA). Jacobs collected soil, groundwater and sediment samples at the site in August 2000, and submitted the XPA report in November 2000. DEQ is reviewing the report to determine what further action may be necessary at the site. (4/2/01 RGS/VCS) DEQ completed removal of abandoned waste containers, drums, and batteries at the facility. (10/3/02 MTP/VCP) Because the nature and extent of contamination at the site have been fairly well documented, DEQ is considering coordinating a Prospective Purchaser Agreement (PPA), under which a prospective purchaser would be required to complete site characterization and any necessary remedial action. In-water sediment contamination at the site, which may be a result of over-water activities at the Marine Finance site, or due to contaminant migration from other sites in the area, will be referred to EPA for consideration during the proposed Portland Harbor Remedial Investigation. (11/05/04 MTP/VCP) MFA, on behalf of Advanced American, has completed a source-control evaluation and a plan to address potential impacts to the Willamette River from the site uplands. DEQ approved the source-control plan on 10/28/04; it will be the scope of work for the pending PPA. It includes a small scale removal of metals and benzo(a)pyrene from shallow soil that exceeds Source-Control Screening Critiera. In addition, the PPA requires DEQ-approved stormwater and soil management protocols be implemented during site development. (12/3/04 MTP/VCP) The PPA was signed on November 16, 2004. DEQ did not receive any comments from EPA or other stakeholders on the source-control plan. (3/14/05, MTP) On January 25 Advanced American submitted "Soil Characterization During Geotechnical Evaluation" report containing results of soil sampling during soil borings. Soil data were compared to established source control screening criteria in accordance with the PPA. None of the contaminants of potential concern were detected at actionable levels. Requirements in the PPA will continue to be implemented development. Advanced American is planning to conduct additional evaluation and localized soil removals in the spring at areas specified in the PPA. Advanced American has obtained a 1200C permit from DEQ's WQ program for disruption of >1acre of soil. (7/26/05 MTP) Site grading was initiated in July 2005. The majority of the site will be paved. The pavement will cover the majority of soil with concentrations above Portland Harbor source control or human health screening criteria, and will prevent direct contact and/or erosion into the Willamette River. Soil outside the paved areas, and soil that was removed to achieve final grade, has been placed within the building footprint and will be covered by the building. DEQ is requiring a deed restriction to ensure the cap is not disturbed during future development without notification to DEQ and appropriate management of disturbed soil. Additonal soil is to be imported to complete site grading. DEQ is awating sampling

results of the material before approval.

Site grading work complete, Easement and Equitable Servitude recorded. DEQ issued a no further action determination in June 2008.

Data Sources: Source Control Evaluation and Plan, Marine Finance Corp. Property, 8444 NW St. Helens Rd., Portland, Oregon, Maul, Foster & Alongi, October 20, 2004.

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
ARSENIC	Groundwater	36.0 ppb	8/1/2000
ARSENIC	Soil	0.9-13.3 ppm	8/1/2000
BENZO(a)PYRENE	Groundwater	13 ppb	8/1/2000
BENZO(a)PYRENE	Soil	910 ppb	8/1/2000
CARBAZOLE	Sediment	370 ppb	6/1/1997
CHROMIUM	Soil	81.3 ppm	8/1/2000
CHRYSENE	Groundwater	9.9 ppb	8/1/2000
COPPER	Sediment	98.5 ppm	8/1/2000
DIBENZOFURAN	Sediment	1,500 ppb	8/1/2000
DIBENZOFURAN	Sediment	1,300 ppb	6/1/1997
INDENO(1,2,3-cd)PYRENE	Groundwater	11 ppb	8/1/2000
LEAD	Groundwater	117 ppb	8/1/2000
LEAD	Sediment	232 ppm	8/1/2000
METHYLNAPHTHALENE,2-	Sediment	920 ppb	8/1/2000
METHYLNAPHTHALENE,2-	Sediment	1,400 ppb	6/1/1997
POLYAROMATIC HYDROCARBONS (PAH)	Sediment	LPAHs - 6156,720 ppb	8/1/2000
POLYAROMATIC HYDROCARBONS (PAH)	Sediment	HPAHs - 427,800 ppb	8/1/2000
POLYAROMATIC HYDROCARBONS (PAH)	Sediment	LPAHs - 69.4 ppm	6/1/1997
POLYAROMATIC HYDROCARBONS (PAH)	Sediment	HPAHs - 136 ppm	6/2/1998
ZINC	Sediment	273 ppm	8/1/2000

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
No Further Action (Conditional) (Primary Action)	06/25/2008	06/25/2008	Mark Pugh	VCP

Site Environmental Controls

Control Description	Begin Date	End Date	Last Reviewed By	Last Review Date
Easement Equitable Servitude	06/25/2008		M Pugh, DEQ	

Comments: Conditions are documented in the Easement and Equitable Servitude and include maintenance of the building foundation overlying impacted soil.

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.
Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.
NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).
Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.
Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.
Pathways: A description of human or environmental resources that site contamination could affect.
Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible

for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

You may be able to obtain more information about this site by contacting Mark Pugh at the Northwest regional office or via email at pugh.mark@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the Northwest regional office.

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For more information about **ECSI** call Gil Wistar at 503-229-5512 or email.

For more information about **DEQ's Land Quality programs**, visit the DEQ contact page.

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The Oregon Department of Environmental Quality is a regulatory agency authorized to protect Oregon's environment by the State of Oregon and the Environmental Protection Agency.