



ENVIRONMENTAL FACT SHEET

March 2001

Old Mill Marina Site Investigation Garibaldi, Oregon

The U.S. Environmental Protection Agency (EPA) has completed an initial investigation of hazardous substance contamination at the Old Mill Marina. This fact sheet summarizes the sampling report and next steps planned by EPA and the Oregon Department of Environmental Quality (DEQ).

EPA Study Indicates No Imminent Public Health Risk

In February 2000, at the request of the Oregon DEQ, EPA conducted a study called a "Preliminary Assessment/Site Inspection" (PA/SI) at the Old Mill Marina. The purpose of this study was to determine the types and amounts of contaminants existing at the site.

Based on the study results, EPA and the Oregon DEQ do not consider contamination at Old Mill Marina to pose an imminent risk to human health. In most areas of the site, contaminants were detected at relatively low levels. At some specific areas, such as the collapsed mill building and former power station, contaminants were found at higher concentrations than risk-based screening concentrations, but, generally, not significantly higher.

Based on historical information and results from previous investigations, EPA collected 108 samples. These were collected in July 2000 from potential contaminant sources on-site. The samples included:

- 76 soil samples
- 6 surface water samples
- 5 groundwater samples
- 21 sediment samples

Contaminants detected at the site include: lead, mercury, arsenic, semivolatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). SVOCs and PAHs are commonly found in petroleum products, including fuels, coal tar, creosote, and wood-treating products. PCBs, which were banned

About "Risk-Based Screening Concentrations"

Human Health:

DEQ uses EPA Region 9 Preliminary Remediation Goals (PRGs) as human health risk screening numbers. The PRGs are for residential and industrial direct exposure to soil, and drinking water (without inhalation). The values represent one/million chance of excess cancer, or a "Hazard Index" of 1. The PRGs are used as a screening tool to determine whether chemicals in soil and groundwater at a site exist at levels which pose unacceptable risks to human health.

The Environment:

DEQ uses numbers called "Screening Benchmark Values" found in the Oregon DEQ "Guidance for Ecological Risk Assessment" to screen contaminants at levels that are protective of fish and wildlife populations, and also for individual threatened and endangered species. DEQ supplements the Screening Benchmark Values with other ecotoxicologic information which may be more current or valid.

from being manufactured in 1976, were used as fluids in electrical transformers, and are sometimes associated with waste oil.

Nearby wetlands and sediments in Tillamook Bay and Miami Cove contained elevated concentrations of several inorganics and PAHs. Inorganics are defined as "being composed of matter other than plant or animal." While these contaminants are not expected to pose a risk to

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human health, they may threaten wildlife, fish or plants. Therefore, additional investigation is needed.

The PA/SI report can be found at the "Old Mill Marina" website listed at the end of this fact sheet.

Next Steps

While EPA and DEQ do not consider Old Mill Marina to pose an imminent risk to human health, localized areas of contamination must be addressed, and the site must comply with all state environmental regulations. There is a possibility that construction activities may unearth contaminated soil. Such activities must be monitored and managed so that workers and residents are not exposed to contaminants at unsafe levels.

In the coming weeks, EPA will conduct a removal assessment to determine whether further sampling or removal of soils is warranted. In the coming months, DEQ will evaluate the site and available information with respect to Oregon cleanup requirements, and identify further work required to fully investigate contamination at the site.

Site History

The Old Mill Marina site is a 41-acre RV park and marina in Garibaldi, Oregon. It sits on a peninsula, built from dredge sediments, which extends into Miami Cove west of where the Miami River flows into Tillamook Bay. In 1921, a saw mill was constructed at the site. A plywood mill was later built, operating from the mid-1940s to 1974. A wood treatment facility operated between 1978 and 1984. In 1984, a second wood treatment facility was built, which operated until 1990. In approximately 1950, a boiler house and power station were built on site, and then demolished by 1990. The current owner and proprietor of the Old Mill Marina purchased the site in 1990. Today, site features include an RV resort, restaurant, swimming pool, marina, gift shop, and office building. Sediment from recent dredging has been placed onsite in various locations. The current membership of the Old Mill Marina numbers approximately

1,200; many of these people live there during the summer season.

For More Information

EPA and Oregon DEQ are working together on this project. The following staff can be contacted for more information:

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Information on this site can also be found on the EPA Region 10 InfoPage: <http://www.epa.gov.r10/earth>. Click on "Index," click on "S," then click on "Site Inspection." Scroll down to "Oregon."

EPA can also be reached by calling toll-free 1-800-424-4372

To ensure effective communication with everyone, additional services can be made available to persons with disabilities by contacting one of the numbers listed above.



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*Old Mill Marina Site Investigation
Garibaldi, Oregon*