

For Immediate Release
June 29, 2007

SSIFPD Releases Results of Madrone Stage 1 Report

The Salt Spring Island Fire Protection District (SSIFPD) Board of Trustees has reviewed the Madrone Environmental Services Preliminary Site Investigation - Stage 1 on the Fulford Fire Hall (Hall #2) grounds and facilities. On June 25 the Board unanimously adopted the report (with some minor typographical errors corrected). The trustees collectively agreed to implement ALL of the recommendations suggested in the report.

The Stage 1 Assessment was requested because the Fire District wishes to improve its training capabilities at Hall #2, as recommended in the 2005 Fire Underwriters Survey which examined the operations of the Salt Spring Island Fire Department (SSIFD). A baseline of the current status of the site with reference to potential contamination due to the more than 25 years of prior usage by the SSIFD was requested by the Fire District. Subsequently the report was requested by the Islands Trust as one of the four prerequisites to forwarding our application to the ALC to use part of the ALR land for a non-agricultural use.

Based on the evidence from the Stage 1 PSI, Madrone concluded the following with respect to potential contamination on the site:

- There is a *low* likelihood that current practices on the property have caused significant contamination of soil or groundwater.
- There is *low to moderate* likelihood that the leaked waste oil from the drum, and possible leaks from vehicles used during past practices may have entered the soils on the property in the AOEC.
- There is a *low to moderate* likelihood that significant hydrocarbons remain on the site.
- There is a *low* likelihood of contaminants migrating from the site to adjacent properties.
- There is a *low* likelihood of contaminants migrating onto the site from nearby properties.

The qualifiers of *low* and *moderate* risk are used in these conclusions. The report assessed all factors and uses a combination of the environmental terms, PCOC (Potential On-Site Sources of Contamination) and AOEC (Area of Environmental Concern) together with knowledge of environmental standards to come to these conclusions.

It is gratifying to note that the findings show minor potential problems. There is an area where oil may have leaked into the soil to an estimated maximum depth of 0.2m (approximately 8inches) and 0.5m (approximately 20 inches) west of the concrete pad where vehicles are parked. The soil in and around this area will be tested and remediation will be conducted if necessary.

Recommendations from the Stage 1 PSI are as follows:

1. Minimal screening soil samples will be collected and analyzed by Madrone, or another qualified person(s), to confirm the suspected absence of hydrocarbons on the site.
2. If hydrocarbons are found to be above standards, further recommendations will be made regarding a Notice of Independent Remediation (involving notification of the Waste Director of the Ministry of Environment and neighboring property owners). It is likely that a simple remediation plan could be engaged (for example, on-site above ground bioremediation).

Further to these recommendations, the SSFPD has directed that all FOAM and OIL based products will be stored on welded metal trays to avoid contamination due to storage leaks in future. It is anticipated that these recommendations and remediation will be implemented by year end 2007.

The Madrone report is available for public review at the library, or at a cost of copying at Fire Hall #1 in Ganges. If the public needs further clarification on any aspects of the report, they are invited to submit questions via the www.saltspringfire.com website. The Board asks that you direct your questions to the SSIFPD in writing or at the next public meeting, to be held at the Ganges Fire Hall on Monday, July 16th at 7:30pm. Information on Madrone Consulting can be found at www.madrone.com.

For more information:
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