Abbreviated Preliminary Assessment for Midway Appliance Parts Site

Kootenai County

State of Idaho
Department of Environmental Quality

January 2013

STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

C.L. "Butch" Otter, Governor
Curt Fransen, Director

January 3, 2013

Mr. Ken Marcy
U.S. Environmental Protection Agency
12928 SW 276th Street
Vashon, WA 98070

RE: Abbreviated Preliminary Assessment Report for the Midway Appliance Parts Site, Kootenai County, Idaho

Dear Mr. Marcy:

The Midway Appliance Parts site is located in north-central Coeur d'Alene, Idaho at 520 East Best Avenue.

Attached are two copies of DEQ's Abbreviated Preliminary Assessment report for the Midway Appliance Parts site formerly the location of Washington Water Power (WWP) which is now known as Avista Corporation.

A site inspection involving direct observations confirmed that contaminants of concern, including hazardous materials and petroleum products, do not have the potential to exist in concentrations that could present a threat to human health or the environment. No deleterious materials or petroleum products were evident at the site.

For over 35 years from the early 1950s until 1988 Washington Water Power (now Avista Corporation) operated equipment storage and electrical system service for the Coeur d'Alene area on the Midway Appliance Parts site. During that period the creosote and pentachlorophenol treated poles and transformers were stored on the property. In addition, its service truck fleet was parked on the property while not operating in the field, and facilities were maintained for fueling and maintaining the equipment.

Prior to sale of the land, WWP completed a site assessment and removal of contaminants found on the property including soil staining, petroleum contaminants and metals in dry wells, and removal of a 4,000 gallon underground storage tank (UST) which showed no evidence of leakage. WWP or the new owner paved the entire site that is not under roofed buildings.

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Assessment of water quality records from the City of Coeur d'Alene's nearby water well which is down gradient from the site and drawing water from 175 feet below ground surface (bgs) demonstrates no contaminants that could be associated with the site. No surface water other than intermittent storm water is found on the site. The storm water drains to four dry wells on the site.

Based on the record of satisfactory contaminant removal (Bison 1993) and UST removal (Enos 1993) and the fact that contaminants of concern that would be associated with the site are not detected in Coeur d'Alene's water well, **DEQ recommends the determination of the Midway Appliance Parts site as No Remedial Action Planned (NRAP).**

A link to the Abbreviated Preliminary Assessment Report for the site can also be found on DEQ's Preliminary Assessment Web page at:

http://www.deq.idaho.gov/waste-mgmt-remediation/remediation-activities/mining-preliminary-assessments.aspx

If you have any questions about this site, the report, or DEQ's recommendations, please do not hesitate to call me at (208) 373-0563.

Respectfully,

Tina Elayer
Mine Waste Specialist

attachments

cc: Midway Appliance Parts
Midway Appliance Parts PA File

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Introduction

This is an abbreviated preliminary assessment (APA) for the Midway Appliance Parts site at 520 East Best Avenue in Coeur d'Alene, Idaho. This document provides the rationale for the No Remedial Action Planned (NRAP) determination and that no additional analysis or site investigation is necessary for the Midway Appliance Parts site. Section 1 provides the APA checklist filled out by the assessor to determine that an APA was warranted and that no further action is required from the Idaho Department of Environmental Quality (DEQ). The following sections contain additional relevant information and evidence to support the APA, including historical and geologic information (Section 2), photographs (Section 3), maps (Section 4), and references generated during the site visit or desktop research (Section 5).

Preparer: Geoff Harvey **Date:** 11/26/2012
Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, ID 83814
208-769-1422
geoff.harvey@deq.idaho.gov

Site Name: Midway Appliance Parts Site

Previous Names (aka): Washington Water Power Work Center, Coeur d'Alene Cavalry Stables

Site Owner: Midway Appliance Parts

Address: 520 East Best Avenue
Coeur d'Alene, ID 83814

Site Location: Midway Appliance Parts is located in north-central Coeur d'Alene, Idaho at 520 East Best Avenue.

Township 50 North, Range 4 West, Section 1

Latitude: 47.700°N **Longitude:** -116.779°W

Description of release (or potential release) and its probable nature:

The Midway Appliance Parts site was formerly the location of Washington Water Power (WWP) Work Center which is now known as Avista Corporation. For over 35 years from the early 1950s until 1988 WWP owned and operated the equipment storage site which provided electrical system service for the Coeur d'Alene area. During that period the creosote and pentachlorophenol treated poles and transformers were stored on the property. In addition, the property was the parking area for WWP's service truck fleet. An on-site investigation was conducted by DEQ on November 12, 2012 followed by a file search for remedial and ground water records for potential releases of organic contaminants and heavy metals by airborne,

surface water, or ground water pathways. Additionally, DEQ investigated potential discharges of other deleterious materials, such as petroleum. No deleterious materials or petroleum products chemicals were evident at the site. Storm water discharge into dry wells was found, but no evidence of sustained discharge was found on-site or at its perimeter. The site area that is not covered by buildings is paved with asphalt. Storm water from the surface is directed to four different dry wells that discharge to the ground and drain water eventually to the Spokane Valley – Rathdrum Prairie Aquifer. Well logs local to the site demonstrate no restrictions of injected ground water flow to the aquifer below. Wells in the area draw water from strata below 175 feet.

A records search indicated WWP completed a site investigation and removal of contaminants in 1993 prior to sale of the property. The cleanup included removal of "stained" soils, removal of petroleum contaminants from dry wells on the property, and removal of a 4,000 gallon underground storage tank (UST). Confirmation sampling in all cases demonstrated the site met petroleum and other cleanup standards of the early 1990s. The asphalt barrier over the property not roofed with buildings indicates that any contaminated soil missed by WWP's cleanup of the site are likely less a threat to ground water quality than storm water discharge to the aquifer through the dry wells from current parking on the area. Examination of water quality records from the City of Coeur d'Alene's (approximately 230 yards) down gradient water well, indicate no deleterious constituents in the ground water.

Section 1. APA Checklist

Task 1—Superfund Eligibility Evaluation

Assessor, if all answers are "no," continue to task 2; otherwise, explain any "yes" answers below and then skip to task 3.	**YES**	**NO**
1. Is the site currently in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) or an "alias" of another site?	☐	☒
2. Is the site being addressed by some other remediation program (i.e., federal, state, or tribal)?	☐	☒
3. Are the hazardous substances that may be released from the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the Nuclear Regulatory Commission, Uranium Mill Tailings Radiation Control Act, or Occupational Safety and Health Administration)?	☐	☒
4. Are the hazardous substances that may be released from the site excluded by policy considerations (i.e., deferred to Resource Conservation and Recovery Act corrective action)?	☐	☒
5. Is there sufficient documentation to demonstrate that there is no potential for a release that constitutes risk to human or ecological receptors (e.g., comprehensive remedial investigation equivalent data showing no release above applicable or relevant and appropriate requirements (ARARs), completed removal action, documentation showing that no hazardous substance releases have occurred, or an EPA-approved risk assessment)?	☐	☒

Task 2—Initial Site Evaluation

If information is not available to make a "yes" or "no" response below, further investigation may be needed. In these cases, the assessor should determine whether an APA is appropriate.

If the answer is "no" to *any* of questions 1, 2, or 3, proceed directly to task 3.	**YES**	**NO**
1. Does the site have a release or a potential to release?	☒	☐
2. Does the site have uncontained sources containing CERCLA-eligible substances?	☐	☒
3. Does the site have documented on-site, adjacent, or nearby targets?	☒	☐

If the answers to questions 1, 2, and 3 above were *all* "yes," then answer questions 4–7 before proceeding to task 3.	**YES**	**NO**
4. Does documentation indicate that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site?	☐	☐
5. Is there an apparent release at the site with no documentation of exposed targets, but targets are on site or immediately adjacent to the site?	☐	☐
6. Is there an apparent release and no documented on-site targets or targets immediately adjacent to the site, but targets are nearby (e.g., within 1 mile)?	☐	☐
7. Are there uncontained sources containing CERCLA hazardous substances, a potential to release with targets present on site or in proximity to the site, but no indication of a hazardous substance release?	☐	☐

Notes:

During the site assessment, DEQ used references from several different documents, including Google Earth maps, Idaho Department of Water Resources (IDWR) ground water well logs, and local historical knowledge.

Table 1 parallels the questions above and should be used by the assessor to make decisions during task 3.Table 1 identifies different types of site information and provides some possible recommendations for further site assessment activities based on that information. The assessor should use Table 1 in determining the need for further action at the site, based on the answers to the questions in task 2. Assessors should use professional judgment when evaluating a site. An assessor's individual judgment may be different from the general recommendations for a site given below.

Table 1. Site assessment decision guidelines for a site.

Suspected/Documented Site Conditions	EPA-Recommended Site Assessment Activities
1. There are no releases or potential to release.	APA
2. No uncontained sources with CERCLA-eligible substances are present on site.	APA
3. There are no on-site, adjacent, or nearby targets.	APA
4. There is documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site.	APA → SI or PA/SI
5. There is an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site.	APA → SI or PA/SI
6. There is an apparent release and no documented on-site targets and no documented targets immediately adjacent to the site, but there are nearby targets. Nearby targets are those targets that are located within 1 mile of the site and have a relatively high likelihood of exposure to a hazardous substance migration from the site.	Full PA
7. There is no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site.	Full PA

Task 3—DEQ Site Assessment Decision

When completing task 3, the assessor should use task 2 and Table 1 to select the appropriate decision. For example, if the answer to question 1 in task 2 was "no," then an APA is appropriate and the "NRAP" box below should be checked. Additionally, if the answer to question 4 in task 2 is "yes," then two options are available (as indicated in Table 1): (1) proceed with an APA and check the "Lower Priority SI" or "Higher Priority SI" box below or (2) proceed with a combined PA/SI.

Check the box that applies based on the conclusions of the APA checklist:

- ☒ No Remedial Action Planned (NRAP)
- ☐ Higher Priority SI
- ☐ Lower Priority SI
- ☐ Defer to RCRA Subtitle C
- ☐ Defer to NRC
- ☐ Refer to Removal Program
- ☐ Site is being addressed as part of another CERCLIS site
- ☐ Other: _____

DEQ Reviewer:

Geoff W. Harvey — January 3, 2013

Please explain the rationale for your decision:

For over 35 years from the early 1950s until 1988 Washington Water Power (now Avista Corporation) operated equipment storage and electrical system service for the Coeur d'Alene

area on the Midway Appliance Parts site. During that period the creosote and pentachlorophenol treated poles and transformers were stored on the property. In addition, its service truck fleet was parked on the property while not operating in the field, and facilities were maintained for fueling and maintaining the equipment.

Prior to sale of the land, WWP completed a site assessment and removal of contaminants found on the property including soil staining, petroleum contaminants and metals in dry wells, and a 4,000 gallon UST which showed no evidence of leakage. WWP or the new owner paved the entire site that is not under roofed buildings.

Assessment of water quality records from the City of Coeur d'Alene's nearby water well which is down gradient from the site and drawing water from 175 feet below ground surface (bgs) demonstrates no contaminants that could be associated with the site. No surface water other than intermittent storm water was found on the site. The storm water drains to four dry wells on the site.

Based on the record of satisfactory contaminant removal (Bison 1993) and UST removal (Enos 1993) and the fact that contaminants of concern that would be associated with the site are not detected in Coeur d'Alene's water well, the department recommends an NRAP designation for the Midway Appliance Parts site. Sections 2 through 5 provide further support for this determination.

Section 2. Historical and Geologic Information

Numerous sources were used during desktop research prior to visiting the site. DEQ could not improve or expand upon these reports by writing additional historical or geological text, so they are directly quoted below.

Site History: Local historical sources informed DEQ that the site was a stable and pasture area for the Coeur d'Alene Cavalry detachment associated with Fort Sherman early in the history of settlement. During the early 1950s WWP developed the site as its service center for the Coeur d'Alene area. The fleet of vehicles that supported services was housed and maintained at the site. Materials such as transformers, wire and treated poles were stored on the site. By the mid-1980s the city had expanded well beyond the site with less compatible businesses and homes located in close proximity. WWP moved its service operations to its current site on 15th Street in 1988. The sale of the property was arranged by WWP in the early 1990s with the subsequent site investigation and remedial actions to include UST removal, surficial and drywell contaminant removal, and confirmation sampling to assure cleanup. The documentation was submitted and approved by DEQ in 1993 as a part of the UST regulations and general remediation requirements. Since 1993, Midway Appliance Parts and a few additional small businesses (coffee and food vendors) have operated on the site.

Geologic Features: The site is located on valley alluvial fill that makes up the Spokane Valley-Rathdrum Prairie Aquifer. The fill and aquifer was transported to and deposited over the broad valley at the southern terminus of the Purcell Trench by several Pleistocene mega-floods associated with the catastrophic drainage of glacial Lake Missoula. At the site the aquifer is approximately 175 feet bgs. The site substrate to depth is likely very similar to that of the City of Coeur d'Alene water well located 230 yards to the northwest on Fourth Street. Figure 2 in

Section 4 provides the well log for the Fourth Street well. The gradient of the aquifer is from the southeast to the northwest in the area of the site. The Fourth Street well is immediately down gradient from the site

Section 3. Site Conditions and Photographs

All of the Midway Appliance Parts site photographs in this section were taken by DEQ on November 12, 2012.

Photo 1 shows Midway Appliance Parts building site.



Photo 1. Midway Appliance Parts site (formerly Washington Water Power [Avista Corporation] Work Center).

Photo 2 shows the paved area of the Midway Appliance Parts site. This area was formerly used as a pole storage area by Washington Water Power (Avista Corporation).



Photo 2. Paved area of Midway Appliance Parts site.

Photo 3 shows the current location on Best Avenue of Midway Appliance Parts (formerly Washington Water Power [Avista Corporation]).



Photo 3. Midway Appliance Parts site at 520 East Best Avenue.

Section 4. Maps

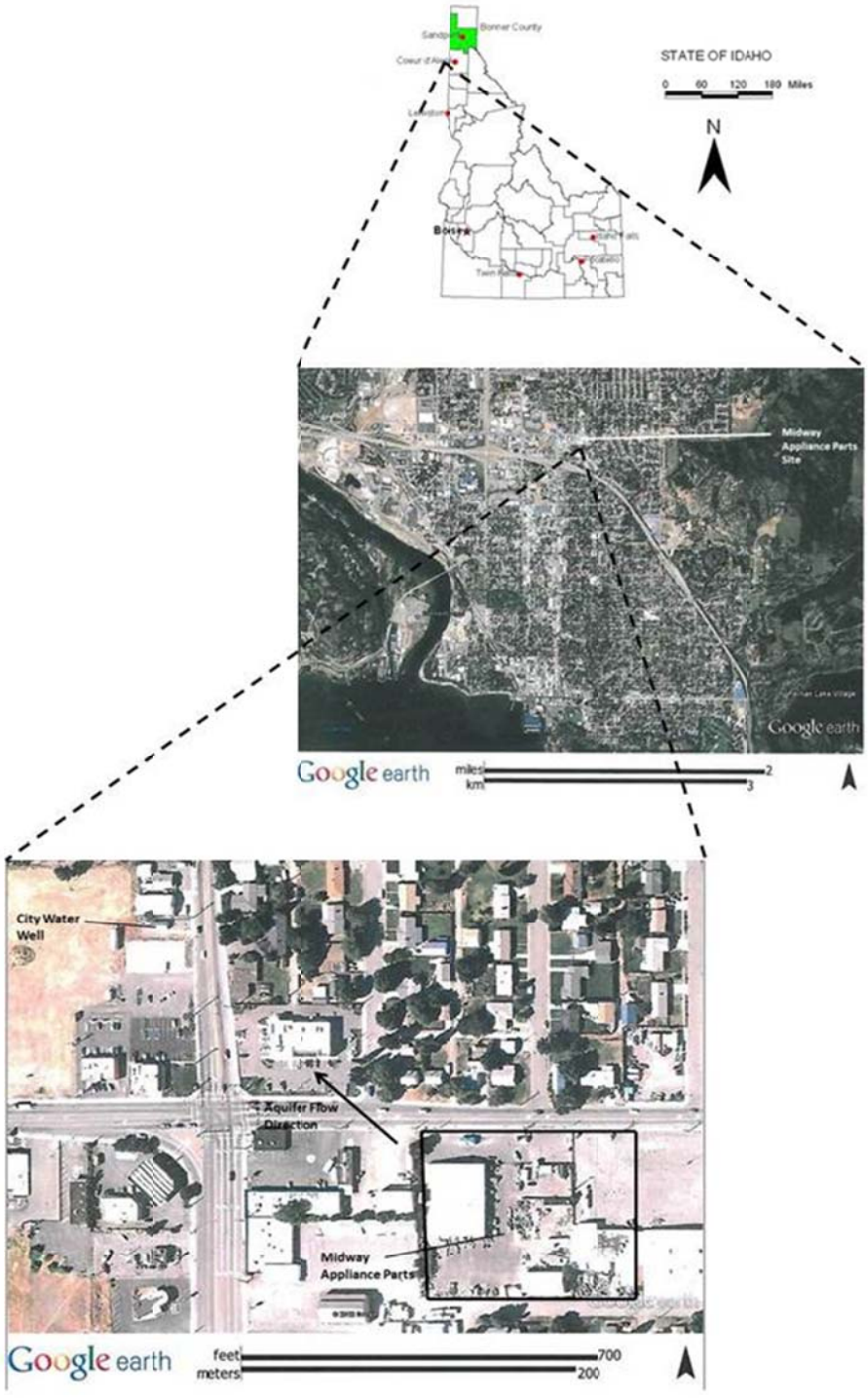
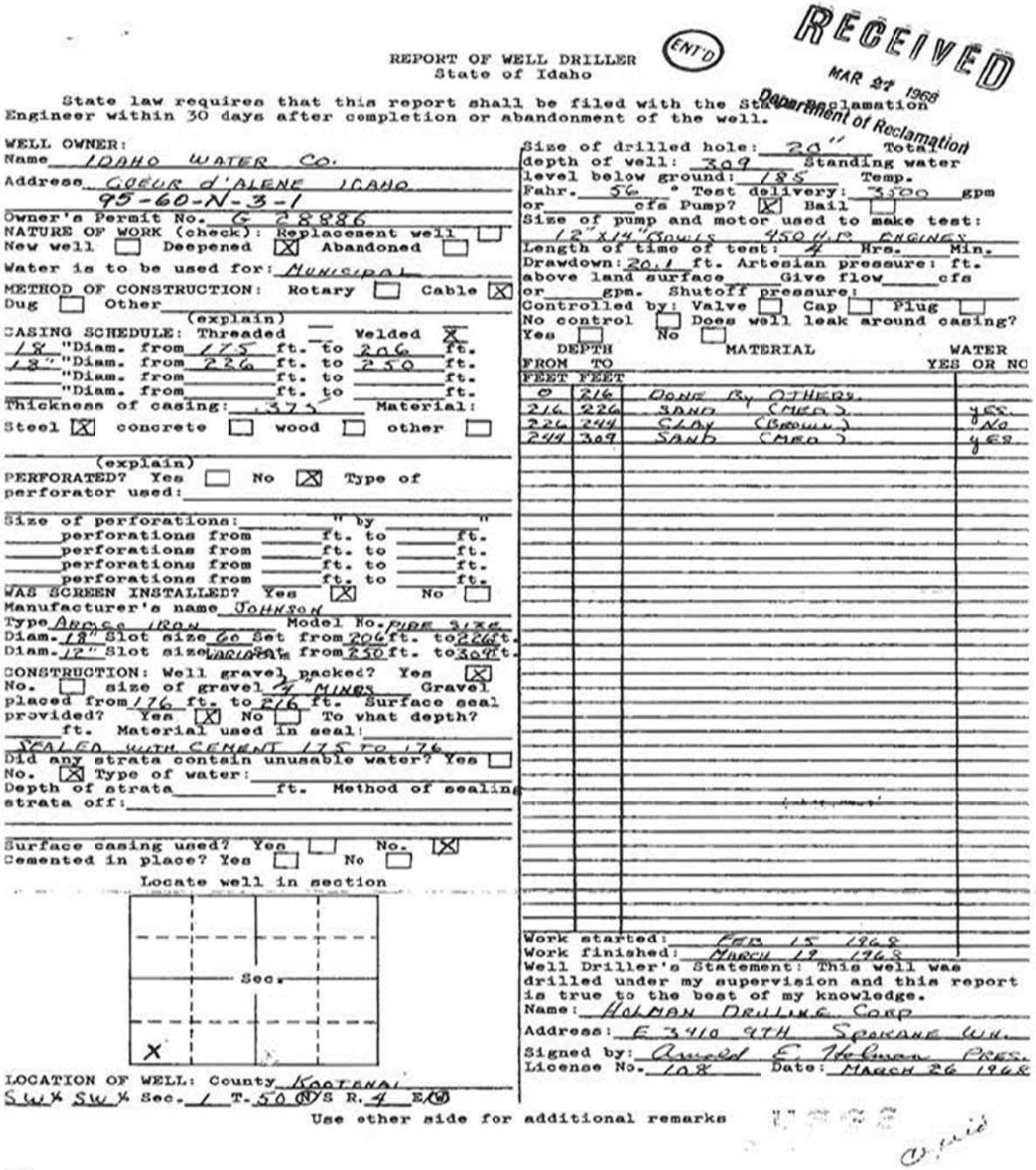


Figure 1. Location of the Midway Appliance Parts site in Kootenai County, Idaho.
(Source: Google Earth)



REPORT OF WELL DRILLER
State of Idaho

ENT'D

RECEIVED
MAR 27 1968
Department of Reclamation

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:
Name IDAHO WATER CO.
Address COEUR d'ALENE IDAHO
95-60-N-3-1
Owner's Permit No. G 28886
NATURE OF WORK (check): Replacement well ☐
New well ☐ Deepened ☒ Abandoned ☐
Water is to be used for: MUNICIPAL
METHOD OF CONSTRUCTION: Rotary ☐ Cable ☒
Dug ☐ Other
(explain)
CASING SCHEDULE: Threaded ☐ Welded ☒
18 "Diam. from 175 ft. to 206 ft.
18" "Diam. from 226 ft. to 250 ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: .375 Material:
Steel ☒ concrete ☐ wood ☐ other ☐
(explain)
PERFORATED? Yes ☐ No ☒ Type of perforator used:
Size of perforations: " by "
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes ☒ No ☐
Manufacturer's name JOHNSON
Type ARROW IRON Model No. PIPE 3176
Diam. 18" Slot size 60 Set from 206 ft. to 226 ft.
Diam. 12" Slot size VARIOUS Set from 250 ft. to 309 ft.
CONSTRUCTION: Well gravel packed? Yes ☒
No. ☐ size of gravel 4" MINES Gravel placed from 176 ft. to 216 ft. Surface seal provided? Yes ☒ No ☐ To what depth?
ft. Material used in seal:
SEALED WITH CEMENT 175 TO 176
Did any strata contain unusable water? Yes ☐
No. ☒ Type of water:
Depth of strata ft. Method of sealing strata off:
Surface casing used? Yes ☐ No. ☒
Cemented in place? Yes ☐ No ☐
Locate well in section
Sec.
X
LOCATION OF WELL: County KOOTENAI
SW¼ SW¼ Sec. 1 T. 50 N S R. 4 E W

Size of drilled hole: 20" Total depth of well: 309 Standing water level below ground: 185 Temp. Fahr. 56 ° Test delivery: 3500 gpm or cfs Pump? ☒ Bail ☐
Size of pump and motor used to make test:
12"x14" GOULDS 450 H.P. ENGINES
Length of time of test: 4 Hrs. Min.
Drawdown: 20.1 ft. Artesian pressure: ft. above land surface Give flow cfs or gpm. Shutoff pressure:
Controlled by: Valve ☐ Cap ☐ Plug ☐
No control ☐ Does well leak around casing?
Yes ☐ No ☐

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	216	DONE BY OTHERS.	
216	226	SAND (MED.)	YES
226	244	CLAY (BROWN)	NO
244	309	SAND (MED.)	YES

Work started: FEB 15 1968
Work finished: MARCH 19 1968
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: HOLMAN DRILLING CORP
Address: E 3410 4TH SPOKANE WN.
Signed by: Arnold E. Holman PRES.
License No. 108 Date: MARCH 26 1968

Use other side for additional remarks

75

Figure 2. Fourth Street well log showing major substrates lithology in the vicinity of the Midway Appliance Parts site.

(Source: IDWR. Note: Well sufficiently early to have no original well log.)

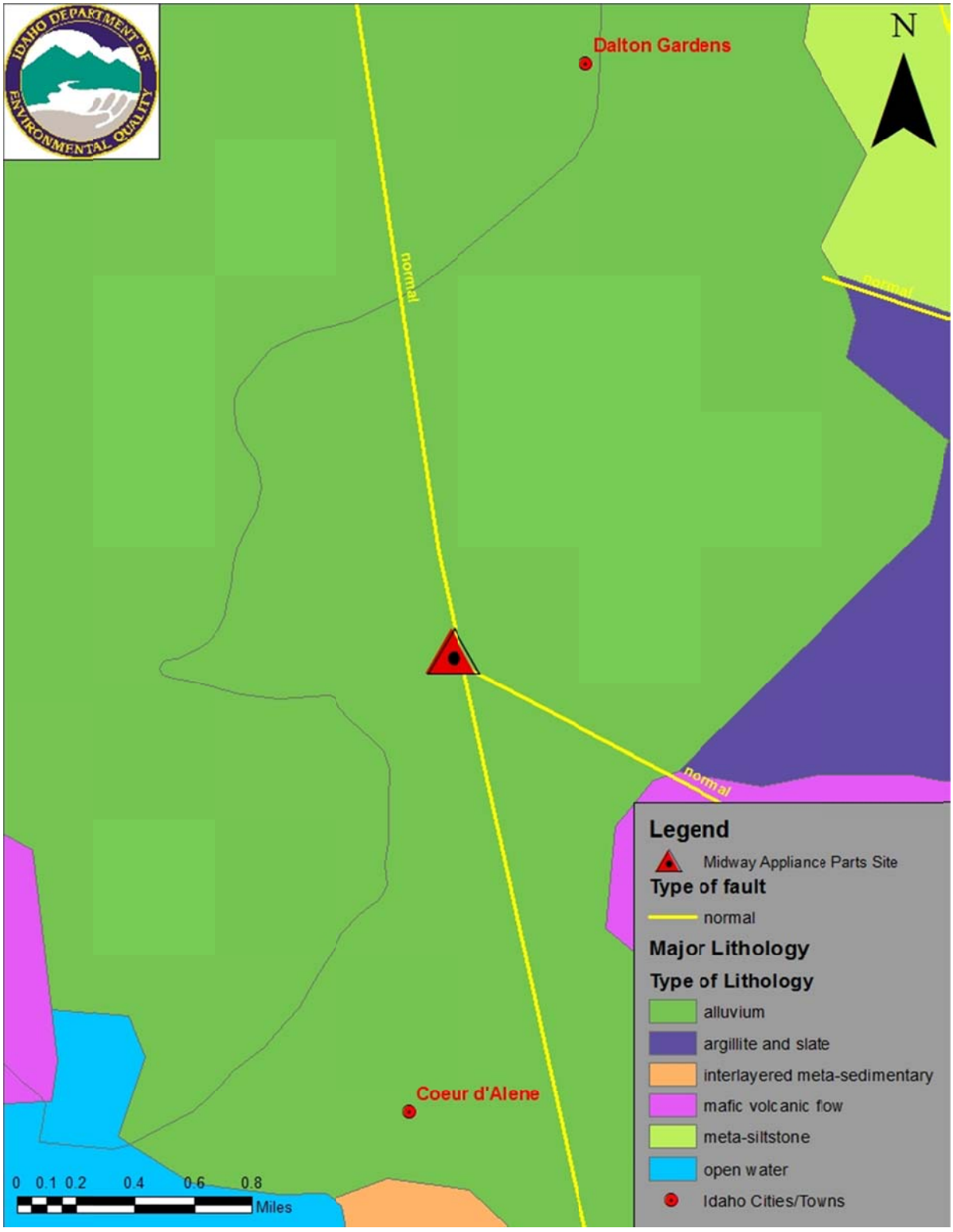


Figure 3. Map of major lithology in the vicinity of the Midway Appliance Parts site.
(Source: SDE Feature Class, USGS 1995. Idaho GIS ArcSDE 9.2 Geodatabase)

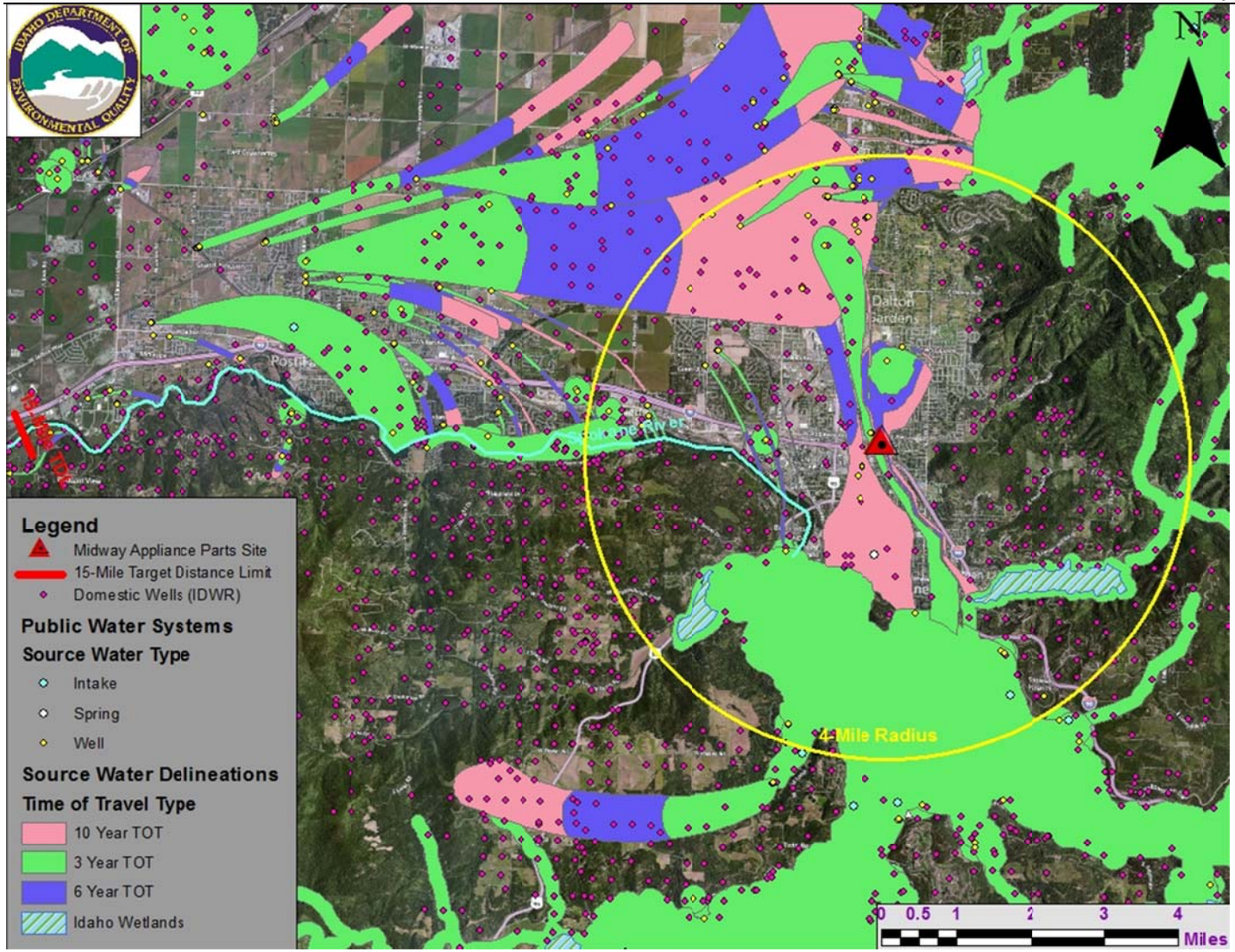


Figure 4. Public Water System and Domestic Well Locations.

There is a public water system well within 230 yards of the site and 11 domestic well locations within 0.5 mile. There are several domestic well locations and approximately 44 public water systems within the 4-mile radius, with approximately 10 public water systems located along the Spokane River 15-mile total distance limit (TDL). There are significant wetlands within a 3/4 –mile radius (Best Wetland) and 1.25 mile radius (Spokane River). The larger wetland encompasses 139.329 hectares. (Source: Microsoft Virtual Earth Aerial with Labels © 2009 Microsoft Corporation)

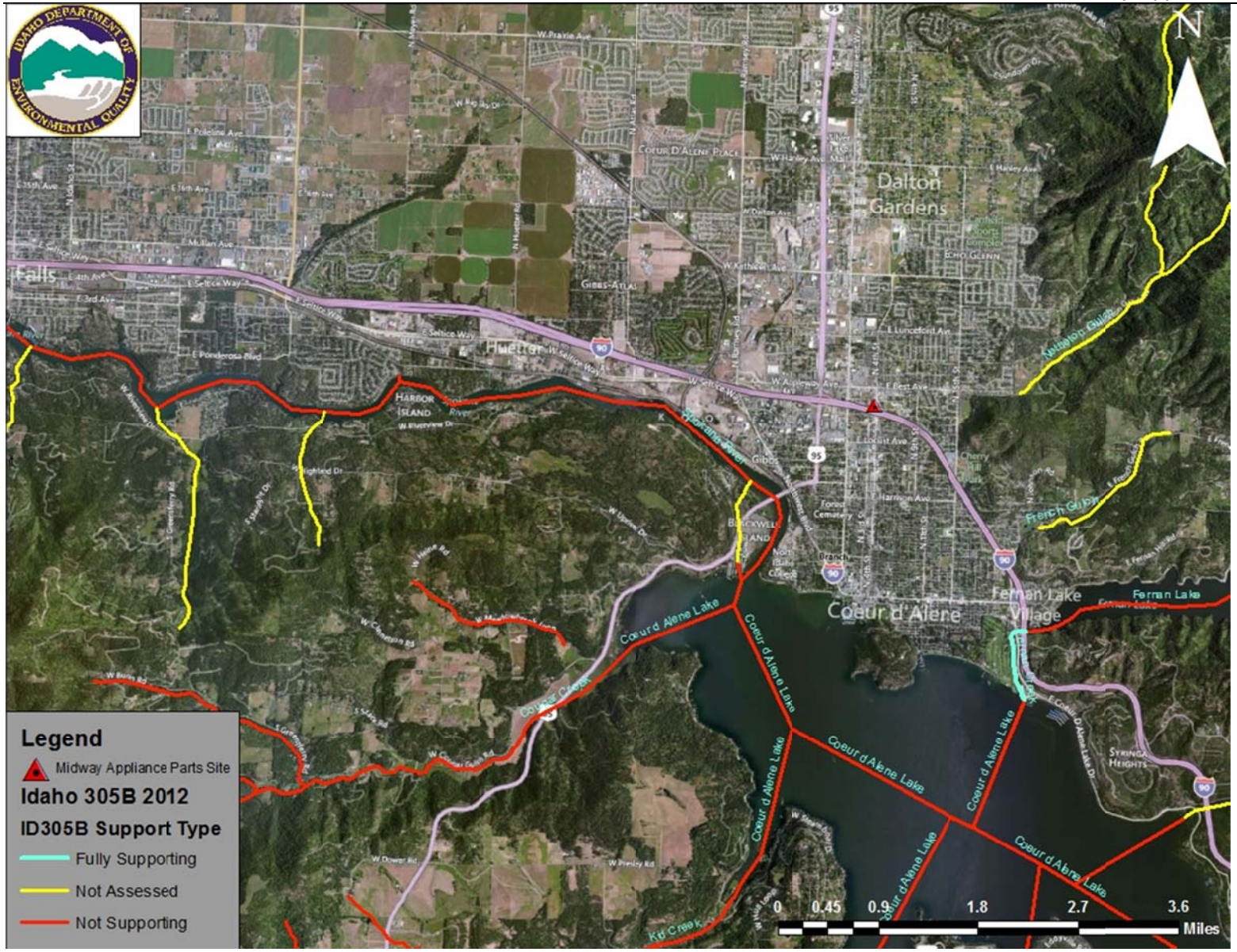


Figure 5. Sensitive streams located in the vicinity of the Midway Appliance Parts site.

The Spokane River is listed as "not supporting." (Source: Microsoft Virtual Earth Aerial with Labels © 2009 Microsoft Corporation)

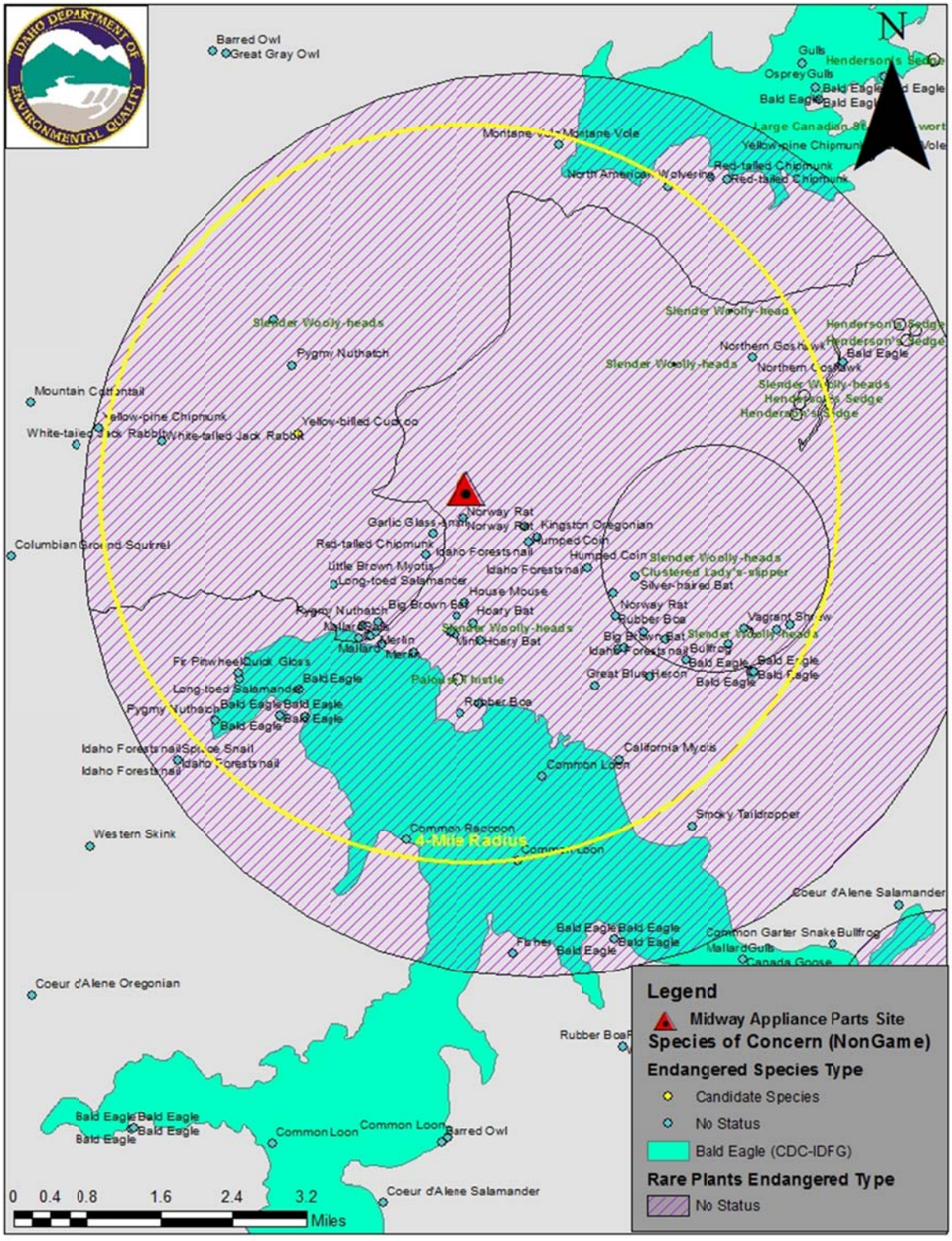


Figure 6. Plant and nongame animal species within 4-mile radius and surrounding area of the Midway Appliance Parts site.

(Source: SDE Feature Dataset, Animal Conservation Database. Idaho GIS ArcSDE 9.2 Geodatabase)

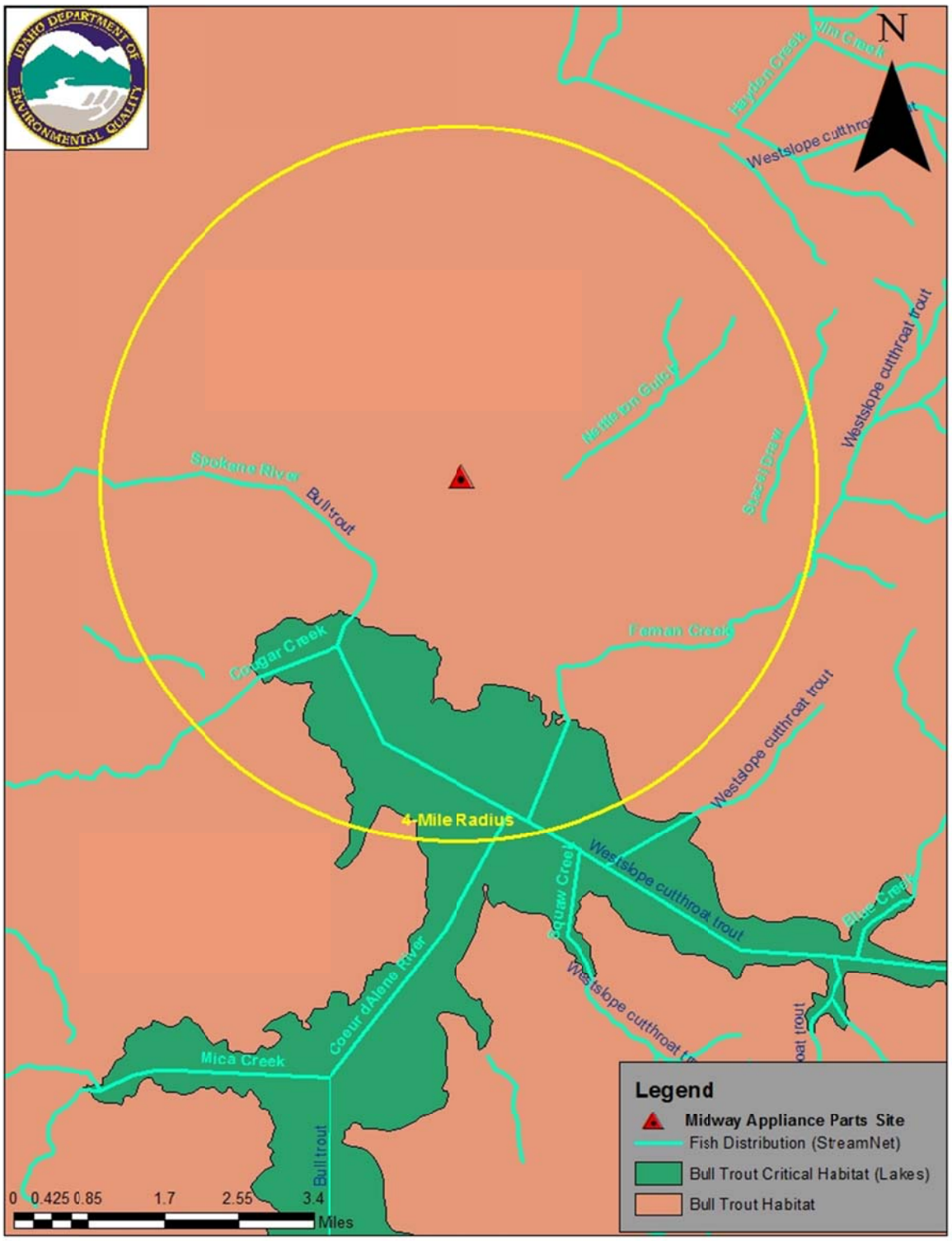


Figure 7. Fishery sensitive species within 4-mile radius and surrounding area of the Midway Appliance Parts site.

(Source: SDE Feature Dataset, Animal Conservation Database. Idaho GIS ArcSDE 9.2 Geodatabase)

Section 5. References

Bison Environmental Resources. 1993. Summary of Remedial Investigation and Remedial Activities, Former Washington Water Power Service Center, 510 E. Best Avenue, Coeur d'Alene, Idaho. Spokane, WA. 5 p.

Enos, D. 1993. Underground Storage Tank Site Assessment/Site Check Report Washington Water Power, 510 E. Best Avenue, Coeur d'Alene, Idaho. Bison Environmental Resources, Spokane, WA. 7 p.

GIS Coverages

Animal Conservation Database. Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

Google. October 2012. *Google Earth Maps*. Map of Coeur d'Alene, Idaho.

IDFG (Idaho Department of Fish and Game). 2002. Fisheries information GIS layer.

IDWR (Idaho Department of Water Resources). 1997. COVERAGE IDOWN—Idaho Surface Ownership.

IDWR (Idaho Department of Water Resources). 2010. GIS shapefile of well database.

Major Lithology (DEQGIS83.DBO). Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

Microsoft Virtual Earth Aerial with Labels (c) 2009 Microsoft Corporation Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

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Appendix A. Reference Reports

Summary of Remedial Investigation and Remedial Activities, former Washington Water Power Service Center, 510 E. Best Avenue, Coeur d'Alene, Idaho

Underground Storage Tank Site Assessment/Site Check Report Washington Water Power, 510 E. Best Avenue, Coeur d'Alene, Idaho.

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Summary of Remedial Investigation and Remedial Activities, Former Washington Water Power Service Center, 510 Best Avenue, Coeur d'Alene, Idaho 6/93

Introduction

This document has been prepared to summarize investigative and remedial activities performed at the former Coeur d'Alene Service Center located at 510 Best Avenue in Coeur d'Alene, Idaho. This summary is a draft document subject to revision. A final report of investigative and remedial activities including laboratory reports and other supporting documentation will be delivered at a later date.

Site investigative and remedial activities were conducted pursuant to a pending property transaction. For remediation, applicable and relevant State and Federal cleanup levels were used. See Figure 1, Site General Location Map, and Figure 2, Site Plan and Sample Location Map.

Dry Well Sampling

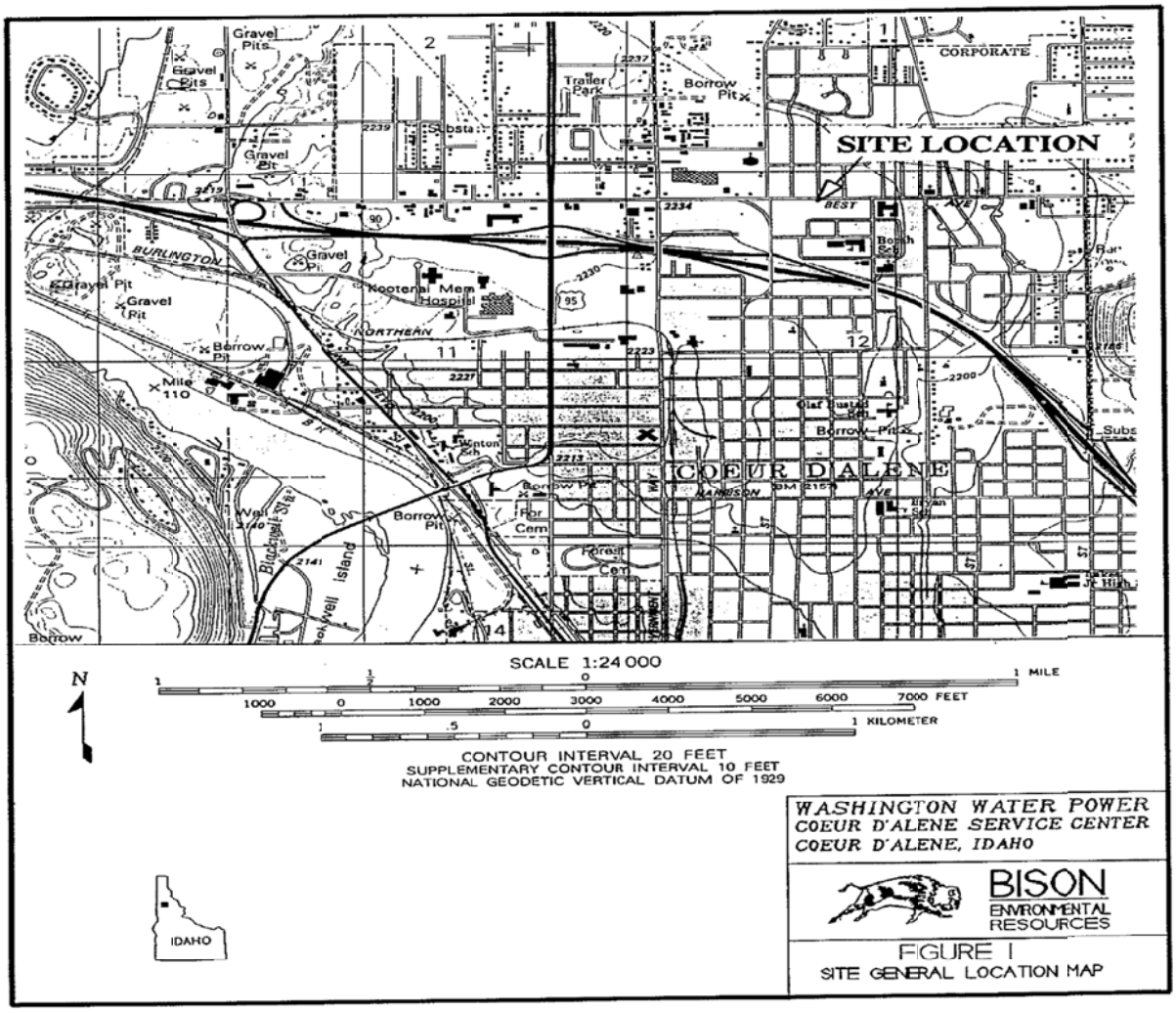
On December 11, 1992, soil samples were obtained of the accumulated sediment within the six dry wells located in the yard area of the service center. See Figure 2 for dry well locations. These samples were analyzed to determine if petroleum hydrocarbons (TPH), metals, PCBs, or wood treatment chemicals (phenols) had impacted dry well sediments. Phenols and metals were detected in low concentrations below cleanup levels. Results indicated elevated levels of TPH in every dry well, and elevated levels of PCBs in several dry wells. Based upon these results, WWP determined that dry well sediment removal would be performed.

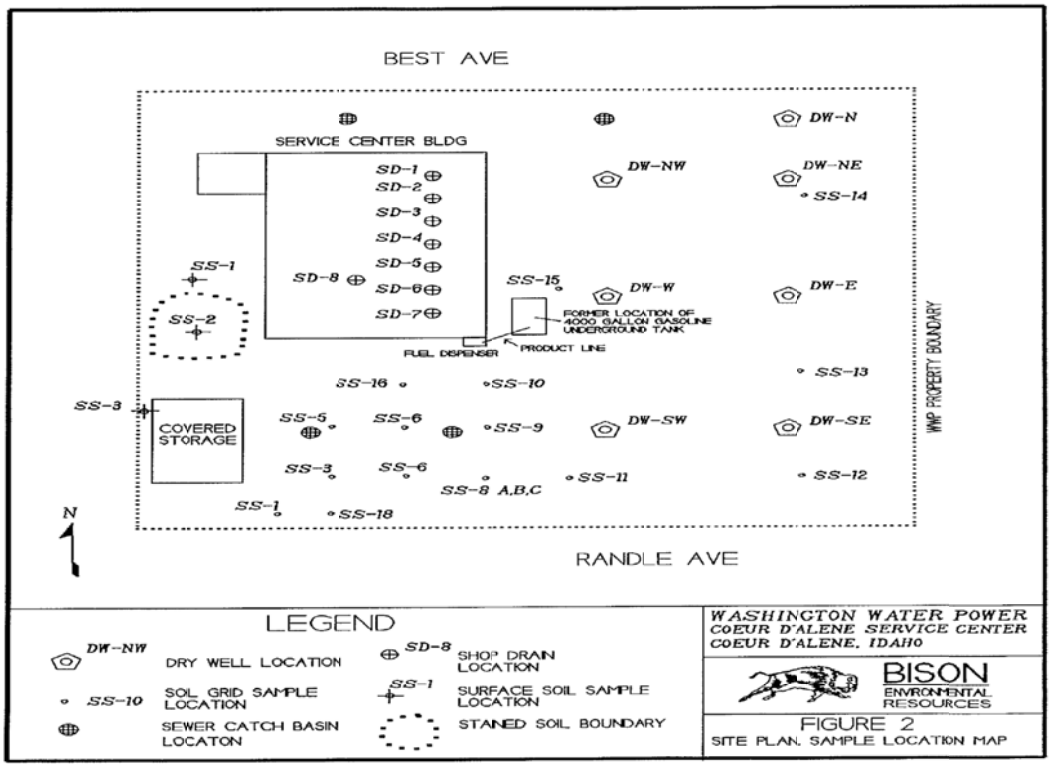
Grid Sampling

On January 6, 7 and 8, 1993, soil samples were obtained across the site at locations determined to be highest risk for PCB and phenol contamination. These samples were acquired to locate possible soil contamination that may have occurred prior to paving. No contaminated soil was identified nor is suspected in soil below present day asphalt. See Figure 2 for sample locations.

Tank Removal

On May 3, 1993, Rob's Demolition removed one 4000 gallon gasoline UST. The tank appeared to be in good condition upon removal. A minor amount of contaminated soil associated with tank overfill was found and removed. An assessment was performed during closure as is required by the Idaho Department of Environmental Quality. Soil samples obtained from native soil below tank excavation did not indicate the presence of contamination. No further investigative or remedial activities are required at the former UST location.


SITE LOCATION
COEUR D'ALENE
CORPORATE
Gravel Pits
Trailer Park
Borrow Pit
Kootenai Mem Hospital
BURLINGTON
NORTHERN
Mile 110
Blackwell Island
Borrow
For Cem
Forest Cem
BEST AVE
SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 20 FEET
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
N
IDAHO
WASHINGTON WATER POWER
COEUR D'ALENE SERVICE CENTER
COEUR D'ALENE, IDAHO
BISON
ENVIRONMENTAL
RESOURCES
FIGURE 1
SITE GENERAL LOCATION MAP


BEST AVE
SERVICE CENTER BLDG
SD-1
SD-2
SD-3
SD-4
SD-5
SD-6
SD-7
SD-8
SS-1
SS-2
SS-15
DW-W
DW-N
DW-NW
DW-NE
SS-14
FORMER LOCATION OF 4000 GALLON GASOLINE UNDERGROUND TANK
FUEL DISPENSER
PRODUCT LINE
SS-16
SS-10
SS-13
SS-3
COVERED STORAGE
SS-5
SS-6
SS-9
DW-SW
DW-SE
SS-3
SS-6
SS-8 A,B,C
SS-11
SS-12
SS-1
SS-18
WWP PROPERTY BOUNDARY
N
RANDLE AVE
LEGEND
DW-NW
DRY WELL LOCATION
SD-8
SHOP DRAIN LOCATION
SS-10
SOIL GRID SAMPLE LOCATION
SS-1
SURFACE SOIL SAMPLE LOCATION
SEWER CATCH BASIN LOCATON
STANED SOIL BOUNDARY
WASHINGTON WATER POWER
COEUR D'ALENE SERVICE CENTER
COEUR D'ALENE, IDAHO
BISON
ENVIRONMENTAL RESOURCES
FIGURE 2
SITE PLAN, SAMPLE LOCATION MAP

Dry Well Cleanout

On Monday, May 3, 1993, dry well cleanout was initiated. All seven outside dry wells and all four outside sewer catch basins were cleaned of accumulated sediment. Soil samples were obtained of native sediment below each dry well and analyzed by field and laboratory analysis. Laboratory analysis indicated sediment below all dry wells are below cleanup levels for suspect contaminants.

The pipe connecting the two southern sewer catch basins (located in the yard area) to the sewer was found to be obstructed. Soil samples were obtained from below the basins and analyzed for suspect contaminants. Analysis indicated that native sediment near the catch basins are not contaminated.

Soil adjacent to the two northern sewer catch basins (near Best Ave) were determined to not have significant risk of contamination since the catch basins were found to be functioning properly. In addition, the area drained by the basins had not been used for hazardous waste storage. Consequently, no soil samples were obtained at this location.

Shop Drains

All eight shop drains were evacuated of sediment. Native soil below the drains was sampled and analyzed for suspect contaminants. Several drains were found to contain elevated levels of petroleum hydrocarbons. These drains were removed, contaminated sediment extracted, and additional samples were obtained and analyzed. Results verified complete removal of residual contamination associated with shop drains.

Stained Soil

Soil along the western side of the service center building was sampled to determine if suspect contaminants had been released at this location. Visual and analytical analysis indicated petroleum contaminated soil along the southern portion of this area. Consequently, all suspect contaminated soil was identified and removed. Confirmatory samples obtained at this location verified complete removal of contamination.

Investigation and Remediation Derived Wastes

Waste associated with this investigation and remediation was stored on-site in a manner that prevented cross-contamination to other site areas. UST and stained soil waste has been transferred to RemTech Inc. in Spokane, Washington for low temperature thermal desorption treatment. Dry well and shop drain waste was removed from the site by Burlington Environmental and transferred to a licensed treatment, storage, and disposal facility for land disposal. Waste-water and sludge waste is currently stored at the new Washington Water Power facility at N 1735 15th Avenue, Coeur d'Alene, Idaho pending treatment and disposal.



Conclusions

To the best of our knowledge, no further environmental investigative or remedial activities are required in order to meet current relevant standards at the property located at 510 Best Avenue in Coeur d'Alene, Idaho, formerly known as The Washington Water Power Coeur d'Alene Service Center. Investigation and conclusions driving the remedial effort were performed to levels consistent with other environmental professionals providing consulting services in this area. Based upon representative site data, all known or potential areas of site environmental degradation have been assessed and have either been remediated or determined to be uncontaminated.



DIVISION OF ENVIRONMENT
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JUN 23 1993
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Coeur d'Alene Field Office

UNDERGROUND STORAGE TANK

SITE ASSESSMENT/SITE CHECK REPORT

Washington Water Power
510 Best Avenue
Coeur d'Alene, Idaho

June 22, 1993

Prepared for: Lisa Prochnow
Water Quality Compliance Officer
Idaho Department of Health and Welfare
Division of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, ID 83814-2648

Prepared by: David Enos, Environmental Geologist
Bison Environmental Resources
West 905 Riverside, Suite 316
Spokane, WA 99201

On Behalf of: Betty Riesenberg, Environmental Compliance
Coordinator
Washington Water Power, Department of Licensing
and Environmental Affairs
P.O. Box 3727
Spokane, WA 99820



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Appendix C . . . . . Notification For Underground Storage Tanks

SITE CHECK/SITE ASSESSMENT REPORT
UST #1 UNLEADED

Assessor Name: R. David Enos
Bison Environmental Resources, Inc.
West 905 Riverside, Suite 316
Spokane, WA 99201

Site Location: Former Washington Water Power Service Center
510 Best Avenue
Coeur d'Alene, Idaho, 83814
(See Figures 1 and 2 for Site General Location Map, and Site Plan, Sample Location Map)

Background Information:

Tank Status: Removed

Tank Size: 4000 gallon

Product Type: Unleaded gasoline

Installation Date: Approximately 1975

Tank Use: Refueling service vehicles.

Delivery System: Suction

Tank Construction: Single wall steel

Internal Protection: None

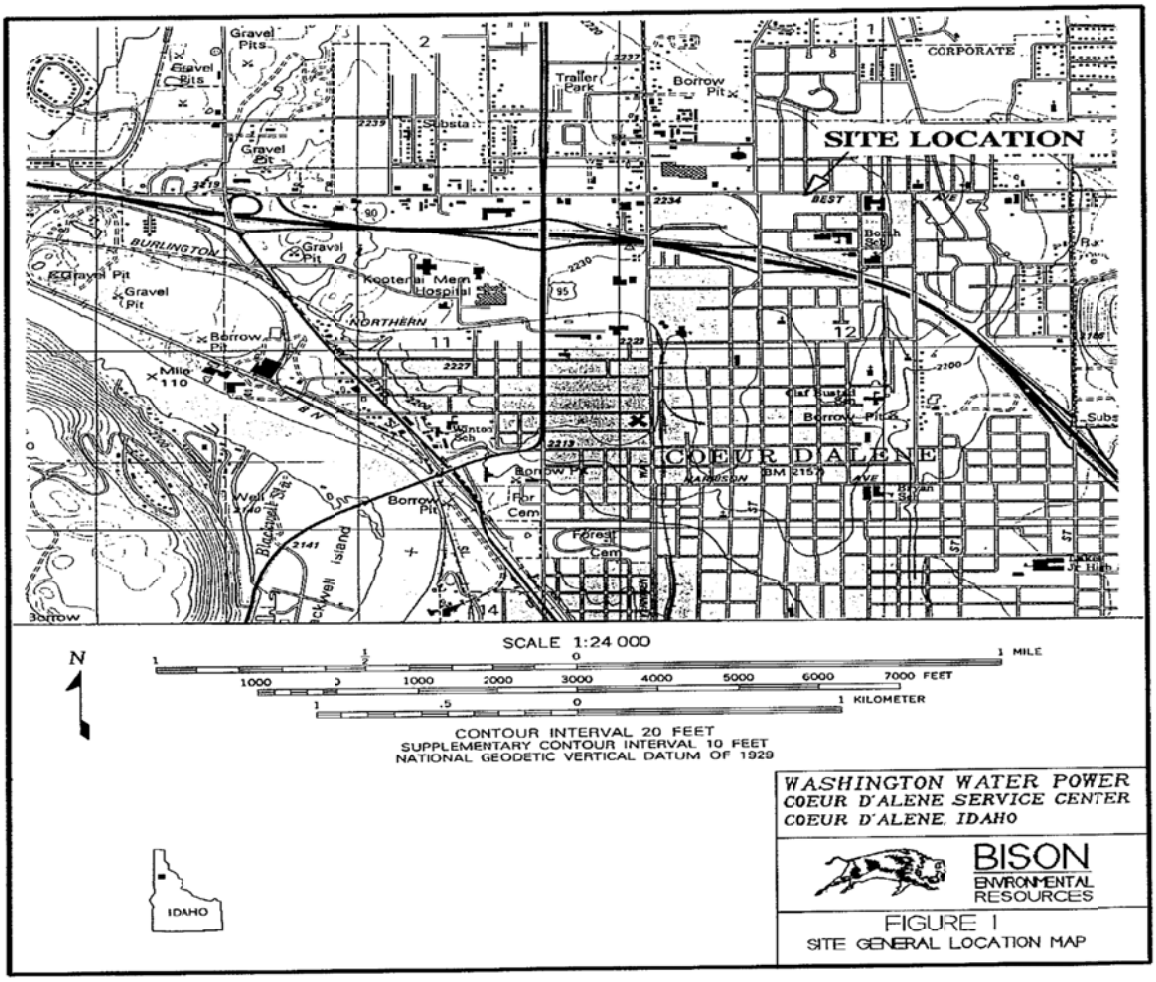
External Protection: Epoxy Coated Steel

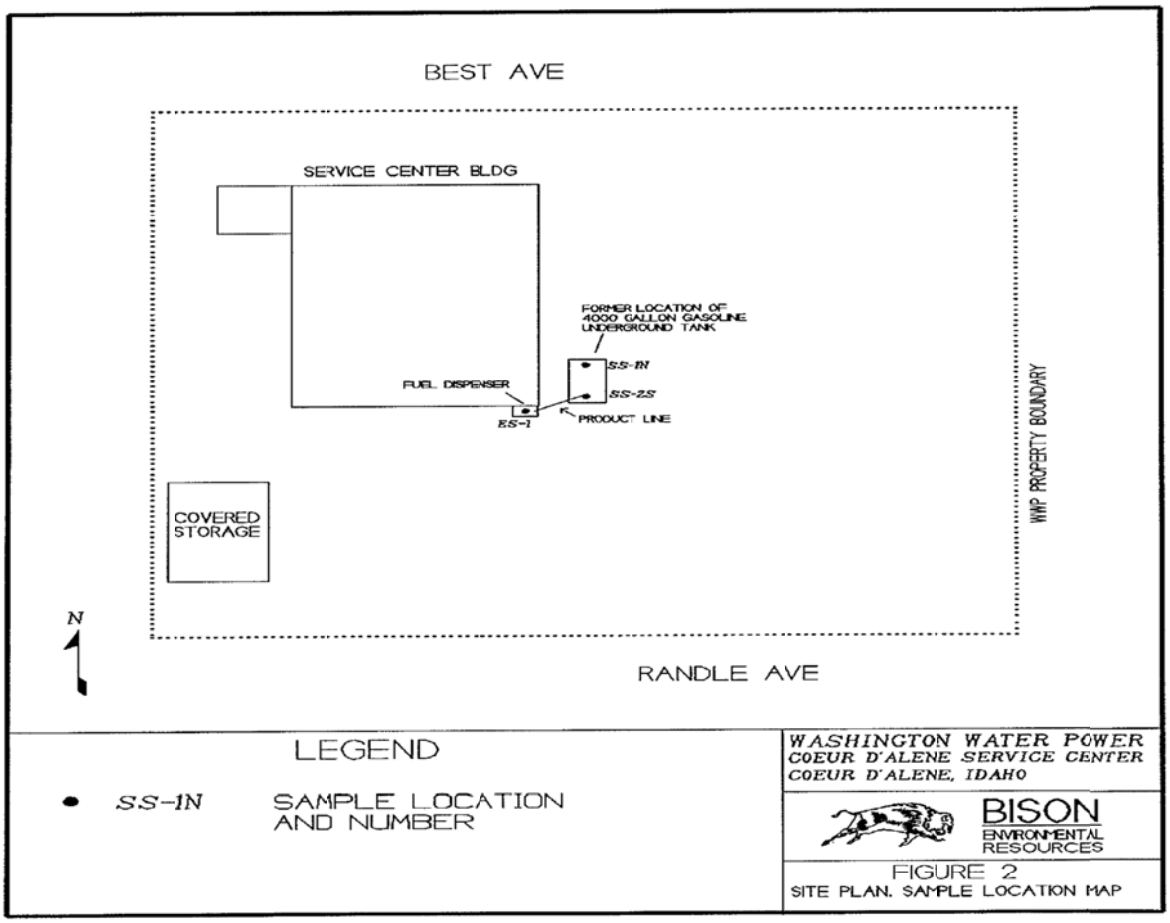
Integrity Testing: 1990 passed
1992 passed

Proximity to Groundwater: Approximately 175 ft

Surrounding Land Use: Commercial and residential

Hydrogeological and Soil Data: Depth to groundwater is approximately 175 feet. Soils at the site are primarily medium to coarse sand with minor gravel.


SITE LOCATION
COEUR D'ALENE
CORPORATE
Gravel Pits
Trailer Park
Borrow Pit
Substa
Gravel Pit
BURLINGTON
NORTHERN
Kootenai Mem Hospital
Mile 110
Well
Blackwell Island
For Cem
Forest Cem
BM 2157
HARRISON
BEST
SCALE 1:24 000
N
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 20 FEET
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
IDAHO
WASHINGTON WATER POWER
COEUR D'ALENE SERVICE CENTER
COEUR D'ALENE IDAHO
BISON
ENVIRONMENTAL RESOURCES
FIGURE 1
SITE GENERAL LOCATION MAP


BEST AVE
SERVICE CENTER BLDG
FORMER LOCATION OF 4000 GALLON GASOLINE UNDERGROUND TANK
SS-1N
SS-2S
FUEL DISPENSER
ES-1
PRODUCT LINE
COVERED STORAGE
WWP PROPERTY BOUNDARY
N
RANDLE AVE
LEGEND
SS-1N SAMPLE LOCATION AND NUMBER
WASHINGTON WATER POWER
COEUR D'ALENE SERVICE CENTER
COEUR D'ALENE, IDAHO
BISON ENVIRONMENTAL RESOURCES
FIGURE 2
SITE PLAN. SAMPLE LOCATION MAP

Tank Removal Information: One 4,000 gallon unleaded underground storage tank was removed by Rob's Demolition on May 3, 1993. Prior to removal, the Idaho Department of Environmental Quality was notified of the pending tank closure. In addition, the Coeur d'Alene Fire District was also notified.

During excavation of the tank, minor amounts of soil near the tank fill pipe was found to be contaminated with gasoline. Contamination was limited to soil above the tank and is attributed to tank overfill. Upon removal, the tanks were in good condition and no evidence of tank or distribution pipe leakage was observed.

Field Sampling Information: Two samples were obtained from native soil below the former location of the tank, one from below the north end of the tank (fill pipe end) and one from below the south end of the tank (product delivery end) at approximately 10 feet below ground surface (BGS). These samples are designated SS-1N and SS-2S respectively. One additional sample designated ES-1 was obtained from below the former location of the dispenser at approximately 4 feet BGS.

During tank excavation, soil was segregated into clean and contaminated piles. Samples SP-1, SP-2, and SP-3 were obtained of clean stockpiled soil, SP-4 was obtained of contaminated soil.

At each of the sample locations two samples were taken; one for laboratory analysis and one for field analysis. Samples for laboratory analysis were deposited into labeled borosilicate glass sample containers, packaged on ice, and hand delivered to North Creek Analytical in Spokane, Washington. All samples were analyzed for total petroleum hydrocarbons for gasoline (TPH-G) and BTEX (benzene, toluene, ethylbenzene, xylene). In addition, SP-4 was also analyzed for total lead. Table 1 shows sample locations, analytical parameters, and results.

Samples taken for field analysis were tested for headspace, odor and sheen. Headspace analysis was performed by placing soil samples into a one quart plastic bag, kneading to expose maximum soil surface to the air in the bag, and measuring the trapped air with a photoionization detector (note: headspace analysis by this method is purely relative, values obtained are not representative of actual soil petroleum hydrocarbon concentrations). The odor test consisted of smelling the soil for the presence of hydrocarbon-like odors. The sheen test was performed by placing a small quantity of soil into a plastic bowl that contained water and visually inspecting for a "telltale" rainbow-colored sheen. Table 1 presents the results of the field analysis.

Sample results: Soil samples from the excavation, below the dispenser, and from the clean soil piles did not have detectable levels of gasoline petroleum hydrocarbons and BTEX. As expected, SP-4 had elevated levels of TPH-G, although BTEX levels were non-detectable due to a high detection limit. SP-4 had non-detectable levels of lead. See Table 1 for sample analytical summary and Appendix A for Laboratory Report.

Soil and Waste Disposal Information: 16.02 tons of excavated contaminated soil was transferred to Remtech, of Spokane, Washington for thermal desorption.

The tank was cleaned prior to removal by Hydrocarbon Specialty Contractors Inc (HSCI). Approximately 15 gallons of unleaded gasoline was removed and used as a vehicle fuel by HSCI. Approximately 10 lbs of absorbent was used to remove residual gasoline and sludge and was transferred to the Waste to Energy Plant in Spokane, Washington.

The tank was delivered to Dixon Steel in Spokane, Washington. The tank will be scraped and recycled.

Conclusions: There was no evidence found during the course of this investigation that suggests that the UST leaked. The minor TPH-G contamination found in excavated soil is due to overfilling of the tank during refueling events. Evidence supporting this conclusion is that contamination was only found toward the top of the tank near the fill pipe and the tanks passed recent tightness testing.

TABLE 1. SAMPLE NUMBER, LOCATION, DESCRIPTION
AND ANALYSIS SUMMARY

SAMPLE NUMBER	LOCATION	GEOLOGIC DESCRIPTION	FIELD ANALYSIS			LABORATORY ANALYSIS
			SHEEN	HEADSPACE ANALYSIS	ODOR	
SS-1N	Bottom of excavation below north end of tank (fill pipe end)	Medium to course sand, minor gravel	No	0 ppm	None	TPH-G:<1 ppm Benz: <0.05 ppm Tol: <0.05 ppm EB: <0.05 ppm Xyl: <0.10 ppm
SS-2S	Bottom of excavation below south end of tank (product delivery end)	As above	No	0 ppm	None	TPH-G:<1 ppm Benz: <0.05 ppm Tol: <0.05 ppm EB: <0.05 ppm Xyl: <0.10 ppm
ES-1	Below dispenser	As above	No	0 ppm	None	TPH-G:<1 ppm Benz: <0.05 ppm Tol: <0.05 ppm EB: <0.05 ppm Xyl: <0.10 ppm
SP-1	Stockpiled clean excavated soil	Medium to fine sand fill.	No	0 ppm	None	TPH-G:<1 ppm Benz: <0.05 ppm Tol: <0.05 ppm EB: <0.05 ppm Xyl: <0.10 ppm
SP-2	Stockpiled clean excavated soil	As above	No	0 ppm	None	TPH-G:<1 ppm Benz: <0.05 ppm Tol: <0.05 ppm EB: <0.05 ppm Xyl: <0.10 ppm

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SP-3	Stockpiled clean excavated soil	As above	No	0 ppm	None	TPH-G:<1 ppm Benz: <0.05 ppm Tol: <0.05 ppm EB: <0.05 ppm Xyl: <0.10 ppm
SP-4	Stockpiled contaminated excavated soil	As above	Yes	NA	Strong	Ttl Pb:< 15 ppm TPH-G: 2000 ppm Benz: <500 ppm Tol: <500 ppm EB: <500 ppm Xyl: <1000 ppm

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