City of Clarkston Street Shop

SHARP Report — Part 1 of 2

• Ranking incomplete. SHARPen it.

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• SHARP Tool Version	v2024.02.02A
• SHARP rating	Low
• SHARP date	1/29/2025
• EJFlagged?	✔
• LD data confidence level	high
• Cleanup milestone	initial investigation
• Ranker	Beth Kercher

Ranking Media	Scores	Conf
Indoor air	D4	high
Groundwater	C4	medium
Surface water	D4	high
Sediment	D4	high
Soil	C3	high

Additional Factors	
multiple chemical types	⊘
risk to off-site people	⊘
climate change impacts	⊘
plant/animal tissue data	⊘

Ecology Info	
ERTS	n/a
CSID	9040
FSID	41379712
VCP	n/a
UST ID	100255
LUST ID	2119

Location and Land Use Info

1455 Bridge St, Clarkston, Asotin County, 99403 — Responsible unit – ERO

Parcel/s — Land use – Commercial

Source/source area description

LUST

Local demographics comments

no comments

Soil comments

no comments

Groundwater comments

no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site narrative summary

In 1992, Ecology was notified of a suspected release of petroleum products from a UST system located at the site. Three USTs including one 500-gallon gasoline, one 1,000-gallon gasoline, and one 1,000-gallon diesel tanks, product transfer lines and dispensers were removed from the site (Wyatt-Jaykim Engineers [WJE] 1993).

Following UST removal, petroleum-contaminated soil (PCS) was identified and believed to be from a failed weld at the base of the fill pipe on one of the gasoline tanks. Approximately 60 cubic yards (cy) of PCS were excavated to the extent possible without affecting the integrity of the adjacent building. Confirmation samples collected within the excavation indicated that gasoline- and diesel-range petroleum hydrocarbons (GRPH and DRPH, respectively) were greater than the Model Toxics Control Act (MTCA) Method A cleanup levels in soil left in place on the east and south sides of the excavation, and at the bottom of the excavation at approximately 13 feet below ground surface (bgs) (WJE 1993).

Following excavation activities, one groundwater monitoring well (MW-1) was installed approximately 20 feet north of the excavation. Contaminants of concern were not detected in the soil sample from MW– 1. GRPH was detected at 1,050 micrograms per liter (µg/L), greater than the MTCA Method A cleanup level of 1,000 µg/L in the groundwater sample from MW-1 (WJE 1993). MW-1 appears to have been abandoned sometime between the last sampling event and August 2023.

The site is bounded by Bridge Street to the north and by commercial and industrial properties to the south, east and west. The Snake River is approximately 1,000 to 1,500 feet northwest and north of the site and local topography has a gradient to the north.

In Dec 2023 Ecology contracted GeoEngineers to complete a site assessment to determine if comtamination from the LUST remained at the site. Five soil borings were advanced on December 5 and 6, 2023, at the Site. Soil and grab groundwater samples were collected

from the borings and the samples were submitted for chemical analysis.

Chemical analytical results indicate that GRPH is present in soil at concentrations greater than the MTCA Method A cleanup level for unrestricted land use at 3 boring locations.

GRPH is present in groundwater at concentrations greater than the MTCA Method A cleanup level at 2 boring locations.

DRPH is present at concentrations greater than the MTCA Method A

cleanup levels in groundwater at each location sampled.

The soil samples where GRPH was detected were collected at the soil/groundwater interface; this could indicate that GRPH contamination in soil samples near groundwater are part of a smear zone associated with the groundwater contamination. Field screening results from the soil samples collected above the smear zone do not indicate the likely presence of petroleum contamination at concentrations greater than the applicable cleanup levels.

The results of this soil and groundwater assessment indicate that soil and groundwater contamination likely related to the former USTs is still present at the site.

City of Clarkston Street Shop

01/29/2025

SHARP first/re-ranking = SHARPen it

Low SHARP Rating

SHARP Report — Part 2 of 2

Conceptual site model

SHARP