
SUPPLEMENTAL REMEDIAL INVESTIGATION AND WELL DECOMMISSIONING WORK PLAN



Property:

North Colfax Petroleum Contamination Site
North Main Street and East Tyler Street
Colfax, Washington

Prepared for:

North Colfax Group
c/o Mr. Hamed Adib
P.O. Box 11537
Pleasanton, California

Report Date:

August 9, 2019

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North Colfax Petroleum Contamination Site

North Main Street and East Tyler Street
Colfax, Washington 99111

Project No.: 0592-001-01

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August 9, 2019



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1.0 INTRODUCTION

SoundEarth Strategies, Inc. has prepared this Supplemental Remedial Investigation and Well Decommissioning Work Plan (work plan) for the North Colfax Petroleum Contamination Site located at the intersection of North Main Street (Highway 195) and East Tyler Street in Colfax, Washington (the Site) on behalf of PetroSun Fuel, Inc. (currently Pacific Convenience & Fuel, LLC); TOC Holdings Co. (formerly Time Oil Co.); CHS, Inc.; and Colfax Grange Supply Company, Inc. (currently Four Star Supply); collectively, the North Colfax Group. The purpose of this work plan is to collect soil samples in locations of the Site that previously exhibited contaminant concentrations in excess of Site cleanup levels and to decommission 30 of the 35 Site monitoring wells. This work plan was completed in general accordance with the Site Conceptual Model and Remedial Investigation (SCM & RI) Work Plan, dated January 21, 2008.

The Site, as it is currently defined, encompasses an area that includes several tax parcels that are currently occupied or have historically been occupied by gasoline stations. These properties are located along the east side of North Main Street where it intersects with East Tyler Street and East Harrison Street, and the properties are referred to in this report as the Time Oil, Cenex, and Colfax Grange properties.

The results of the subsurface investigation activities conducted in 2014 indicate that the soil contamination historically present beneath the Cenex property has attenuated to the point that the Cenex property is in compliance with Site cleanup levels. These results also confirmed that elevated concentrations of petroleum contamination were present in soil collected from the vicinities of the gasoline stations that have historically operated on the Time Oil and Colfax Grange properties. Chemicals of concern (COCs) for soil beneath the properties include gasoline-, diesel-, and oil-range petroleum hydrocarbons (GRPH, DRPH, and ORPH, respectively); naphthalene; benzene, toluene, ethylbenzene, and total xylenes (BTEx); and methyl tertiary-butyl ether (MTBE).

The results of quarterly groundwater monitoring events conducted at the Site have demonstrated that groundwater has remained compliant with the cleanup levels throughout the Site for a minimum of four consecutive quarters, as of First Quarter 2014. These results confirm that cleanup standards have been achieved for groundwater beneath the Site. As such, no additional assessment of groundwater is included in the investigation proposed below.

2.0 SUPPLEMENTAL REMEDIAL INVESTIGATION ACTIVITIES

Soil samples are proposed to be collected from borings at locations and depths where concentrations of COCs in soil beneath the Site historically exceeded cleanup levels. Historical soil analytical results of samples exceeding the cleanup level are presented on Figure 1, as are the proposed soil sample locations intended to evaluate current soil quality. Soil sampling will be completed using push-probe drilling methods. The proposed supplemental remedial investigation activities will be completed in accordance with the Washington State Department of Ecology (Ecology)-approved 2008 SCM & RI Work Plan. Soil samples will be collected and analyzed in accordance with the Health and Safety Plan, Sampling and Analysis Plan, and Quality Assurance Project Plan that were appended to the SCM & RI Work Plan.

The following subsections present the proposed boring locations for both properties, the rationale for each boring, and COCs to be analyzed at each location.

2.1.1 Colfax Grange Property

The soil impacts associated with the Colfax Grange (currently Four Star Supply) property have been encountered beneath the western portion of the property, as shown on the attached Figure 1. The following boring is proposed for the Colfax Grange property:

- **SP36.** Boring SP36 will be advanced to the south of the southwest corner of the Colfax Grange building to assess the current condition of soil in the vicinity of boring SP21, where elevated concentrations of GRPH were previously detected. One soil sample, collected from a depth of 11 feet below ground surface (bgs), will be analyzed for GRPH.

2.1.2 Time Oil Property

The soil impacts associated with the Time Oil property have been encountered beneath the southwestern portion of the property and extend into the right-of-way to the west, as shown on the attached Figure 1. The following borings are proposed for the Time Oil property:

- **SP37.** Boring SP37 will be advanced just to the west of the Time Oil property within the North Main Street right-of-way to assess the current condition of soil in the vicinity of boring SP32, where elevated concentrations of GRPH were previously detected. One soil sample, collected from a depth of 8 feet bgs, will be analyzed for GRPH.
- **SP38.** Boring SP38 will be advanced just to the west of the southwest fuel dispensing pump island to assess the current condition of soil in the vicinity of boring SP33, where elevated concentrations of GRPH and naphthalene were previously detected. Two soil samples, collected from depths of 8 and 12 feet bgs, will be analyzed for GRPH and naphthalene.
- **SP39.** Boring SP39 will be advanced just to the southwest of the northwest fuel dispensing pump island to assess the current condition of soil in the vicinity of boring SP34, where elevated concentrations of GRPH, benzene, and MTBE were previously detected. Two soil samples, collected from depths of 8 and 12 feet bgs, will be analyzed for GRPH, BTEX, and MTBE.

3.0 WELL DECOMMISSIONING ACTIVITIES

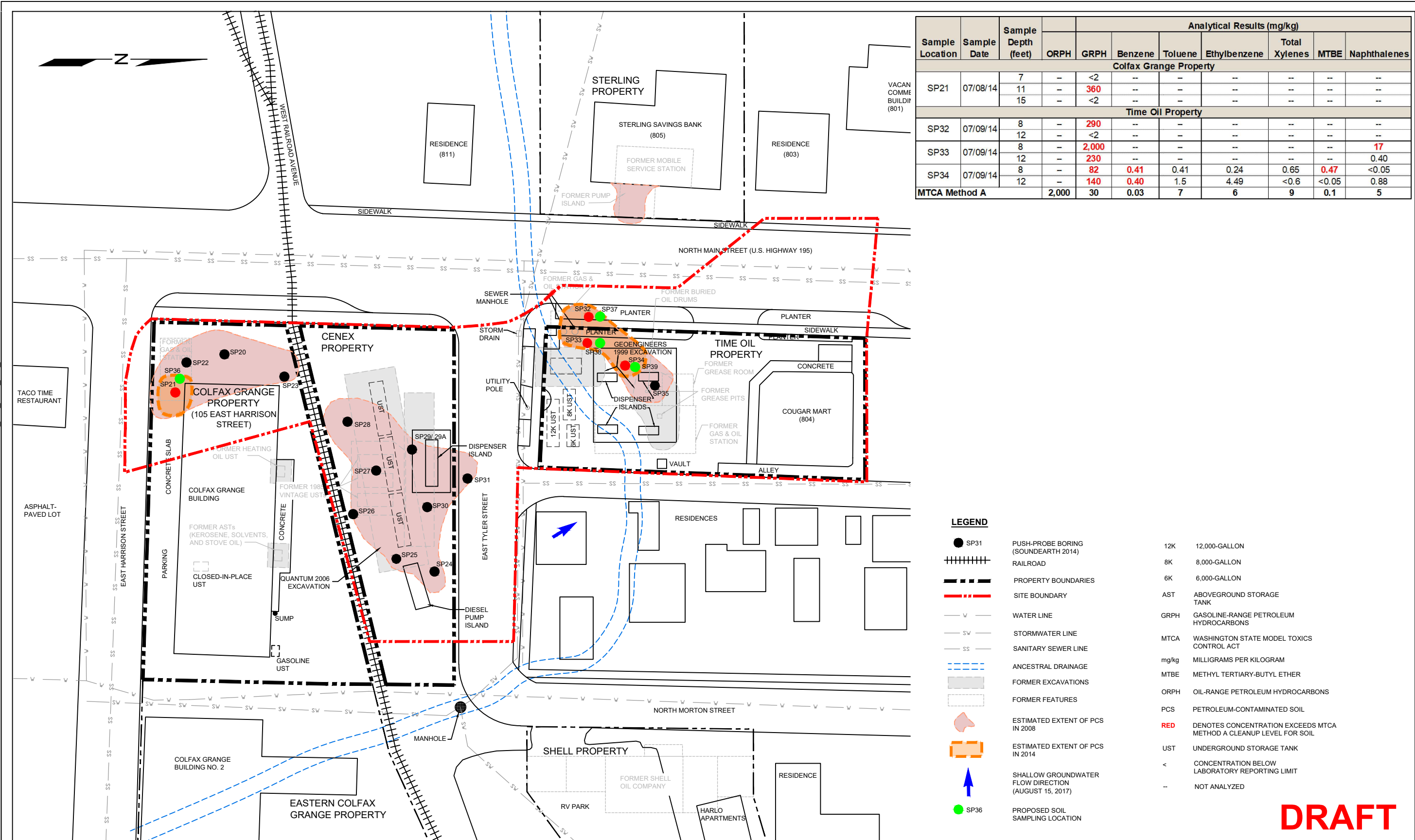
In an email dated June 21, 2019, Ecology approved the decommissioning of 30 monitoring wells (MW02, MW04, MW05, MW08, MW09, MW10, MW11, MW12, MW15, MW16, MW17, MW18, MW19, MW20, MW21, MW22, MW23, MW24, MW25, MW26, MW27, MW28, MW29, MW30, MW31, MW32, CMW02, CMW03, CMW04, and CMW05), which are depicted on Figure 2. These monitoring wells will be decommissioned by a Washington State licensed driller, in accordance with Washington Administrative Code chapter 173-160-460.

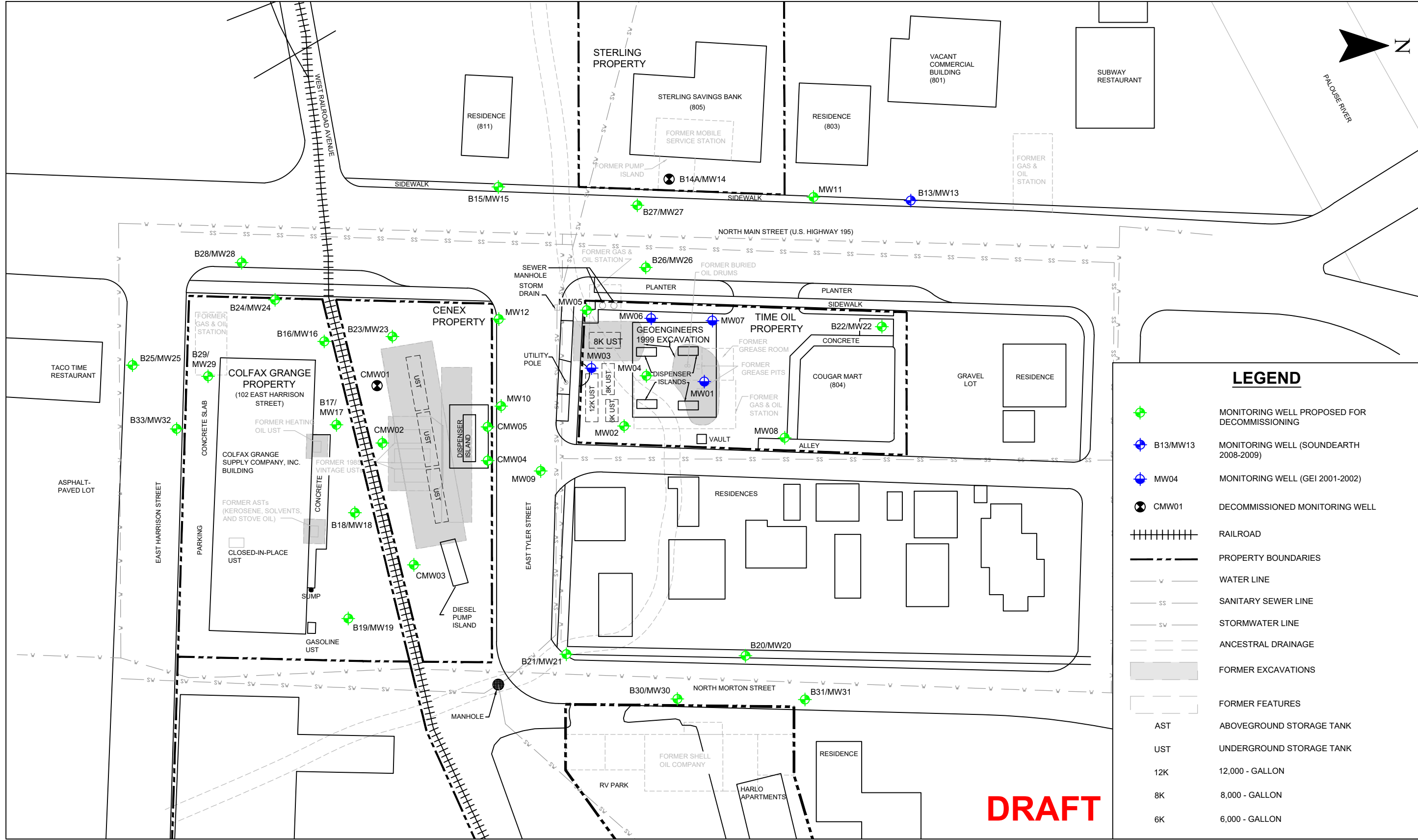
Five monitoring wells (MW01, MW03, MW06, MW07, and MW13) will be maintained and remain accessible for possible monitoring in the future.

4.0 SCHEDULE AND REPORTING

The supplemental remedial investigation and well decommissioning activities will be performed within 1 month of receiving regulatory approval to proceed. The findings and conclusions of the evaluation will be presented as a Supplemental Remedial Investigation and Well Decommissioning Report. Sampling data will be submitted to Ecology in both printed and electronic formats, in accordance with Ecology's Toxic Cleanup Program Policy 840. An updated project schedule will be submitted to Ecology for approval once the work plan has been accepted.

FIGURES





DATE: 06/25/19
DRAWN BY: CCL
CHECKED BY: CJT
CAD FILE: 0592-001_2019_WELL-DECOM

PROJECT NAME: NORTH COLFAX PETROLEUM CONTAMINATION SITE
PROJECT NUMBER: 0592-001
STREET ADDRESS: NORTH MAIN STREET AND EAST TYLER STREET
CITY, STATE: COLFAX, WASHINGTON

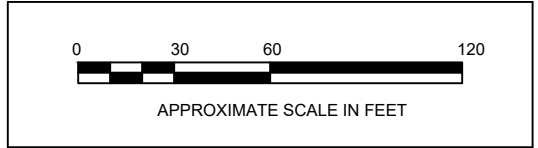
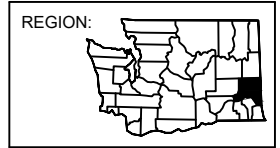


FIGURE 2
PROPOSED WELL DECOMMISSIONING PLAN