

Jack's Grocery  
KC

Robert D. Miller Consulting  
Construction Management • Design • Studies

October 7, 1992

Mr. Randy Holeman  
Department of Ecology  
Central Regional Office  
106 South 6th Avenue  
Yakima, WA 98902-3387

Re: LUST Site at 706 South Columbus Street, Goldendale, WA  
Glenn McClaskey, owner

On August 16, 1992 I mailed two copies of the UST Site Assessment. Since then, the Owner has performed a substantial amount of soil cleanup work. The main purpose of this report is to provide DOE an update of the work progress, then request comment regarding further actions.

Sincerely,  
*Robert D. Miller*  
Robert D. Miller  
WA lic Site Assessor

c: Glenn McClaskey, owner  
Fred McClaskey, owner's son  
Bob Montgomery, Contractor

→ Read bottom line pg. 4  
I'll talk to Fred in a week.

**Robert D. Miller Consulting**  
Construction Management • Design • Studies

**OFFICIAL COPY**

**CORRECTIVE ACTION  
PROGRESS REPORT**

**FOR**

**JACK'S GROCERY  
706 S. COLUMBUS STREET  
GOLDENDALE, WASHINGTON**

**OFFICIAL COPY**

October 7, 1992

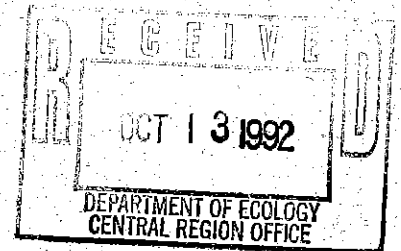
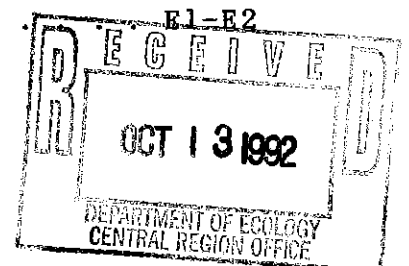


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## SITE ASSESSMENT ADDITIONS

I have found three additional items worth noting regarding the Site Assessment report. They are:

\* Site History - I had stated that the property had been purchased by Mr. Glenn McClaskey in 1941, however, I found that Klickitat County records show a slightly later date. County records show the following ownerships of Lot 10, i.e., 706 South Columbus Street:

4-29-43 to present	Mr. Glenn McClaskey
8-24-26 to 4-29-43	I.J. Drury & Jessie E. Drury
Pre-1900 to 8-24-26	E.M. Root & May Root

\* Site Background - I had stated that there are other nearby UST systems on three sides of this site. In fact, I have observed that there are two UST sites (one to the west and one to the north) and two AST sites (one to the south and one to the east).

\* Site Inspection - During subsequent visits to the jobsite I discovered an auto lift in the floor of the garage portion of Jack's Grocery building. The lift was covered over with plywood. The building must have logically been an auto filling and repair shop at some period in its history. I believe the lift operated pneumatically. I could not find a waste oil tank anywhere. Fred McClaskey advised that he believes waste oils were placed into an above ground tank, when the shop was in operation.

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## CORRECTIVE ACTION PLAN

Given the high level of WTPH-G (old gasoline) contamination found in the soil, a Corrective Action Plan was developed with concurrence of the Owner. The plan consisted of investigating the extent of soil contamination while simultaneously excavating said soil. In addition, water would be tested in the event any returned to the excavation tank pit.

Excavated soils would be relocated to other property within the Goldendale area for treatment by tilling and aerating. This excavation and treatment proposal was discussed in my letter (dated Aug 10, 1992) to the SW Washington Health District, and was approved by all concerned parties.

## CORRECTIVE ACTION PROGRESS

July 17th, 1992 - I collected three soil samples (#'s 1, 2 & 3), during the tank decommissioning phase. Decommissioning was performed by Montgomery Development Co. of Sandy, OR. WTPH-HCID and BETX results were reported in the Site Assessment report. The test results indicated a gasoline release. The laboratory did not report Total Lead, EDB and EDC until September 14th, 1992. Those results are attached, and all are below DOE action levels.

August 14th, 1992 - I supervised the over-excavation of the tank pit for the purpose of removing contaminated soils. I obtained a series of soil samples (#'s 1 thru 9) and one water sample (# 10). All samples were tested for WTPH-G. In addition, the water sample was tested for BETX and Total Lead, and soil sample # 1 was tested for Total Lead. Laboratory results were "Non-Detects" for all tests, except:

Soil sample # 1 - WTPH-G = 496 ppm  
Soil sample # 5 - WTPH-G = 478 ppm  
Soil sample # 6 - WTPH-G = 348 ppm  
Water sample # 10 - WTPH-G = 657 ppb  
Water sample # 10 - BETX = ND, 5.0, 3.5, 17 ppb, respectively  
Water sample # 10 - Total Lead = 55 ppb

August 18th, 1992 - Based upon the results of the August 14th sample results, I directed Montgomery Development Co. to excavate further to the west in the area of sample # 1 (August 14, 1992). Upon inspection, I obtained sample # 11. The WTPH-G test result for this sample was "Non-Detect".

Further excavation along the east wall of the tank pit excavation in the area of soil sample #'s 5 & 6 was not performed, because of the two foot proximity of the existing building.

No action was taken with the water which was seeping into the pit, because it was only one-inch deep in puddles after 24 hours.

Since the City of Goldendale was paving So. Columbus Street this same day, I directed Montgomery Development Co. to partially backfill the excavation immediately. This was done before noon.

August 31st, 1992 - Following discussions with the Owner, I was asked to determine the extent of soil contamination remaining. The area of concern is the east wall of the excavation adjacent to Jack's Grocery building. On this date I hand augured horizontally three borings to depths I believed contamination was below DOE action levels. At these distances I obtained soil samples (#'s 12 thru 14). WTPH-G test results were in all three cases below DOE action levels.



## CONCLUSIONS

I arrived at separate conclusions for the remaining soil and water contamination. These are discussed below:

### SOIL CONTAMINATION AT THE UST SITE

Based upon the latest test results and my field observations of August 31st, 1992, the soil contamination remaining under the west wall of Jack's Grocery building is small. It is a layer of fine sand approximately 20 feet long (N-S) by one-half foot thick by four feet wide (E-W). The layer is at a depth of 6 to 6 1/2 feet. Total contaminated soil volume is about 1.5 cubic yards.

To calculate remaining petroleum, I referenced API publication 1628. Assuming 0.10 gallon per cubic foot for residual gasoline contamination, the estimated remaining volume of petroleum is only 4.0 gallons.

The residual soil contamination is in my opinion not significant; given the small volume, low concentration, low risk assessment and existing building location.

### SOIL CONTAMINATION OFF-SITE

During August, 1992 the excavated soils were transported about 2 1/2 miles to Glenn McClaskey's ranch for treatment. These soils were spread. However, tilling and testing is not finalized. This work must be done, before a determination of final resting can be made. The Owner needs to advise me or DOE of tilling progress.

### WATER CONTAMINATION AT THE UST SITE

To date only one water sample has been analyzed, and the small amount of pit water was never pumped out. That sample (sample # 10) was collected on August 14th, 1992. As noted earlier in this report, sample # 10 is only a concern for Total Lead at 55 ppb. The DOE action level is 5 ppb. The other tests (BETX, TPH-G, EDB/EDC) were "Non-Detects" or below DOE action levels.

The residual water contamination is in my opinion not significant; given the low risk potential, shallow water depth, and general water contamination via petroleum existing within the surrounding vicinity.

## RECOMMENDATIONS

I believe that the owner has only two practical choices.

### OPTION 1

Request DOE to approve a "No further action necessary" at the site for soil and water contamination. However, the excavated soils at McClaskey's ranch still need treatment and testing. The impact of this option is least cost, but no site closure letter from DOE as long as contaminants remain on-site above DOE action levels. Such contaminants will likely remain for years.

### OPTION 2

Dismantle all or a portion of Jack's Grocery building, then excavate all remaining contaminated soils. In addition, attempt to remove and treat all contaminated groundwater/ pit water. The impact of this option is a site closure letter from DOE. The approach also represents significant cost to the Owner, and includes the successful treatment and testing of all excavated soils at McClaskey's ranch.

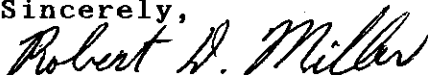
### OTHER OPTIONS

Other options of which I am aware, do not seem feasible. For example, bio-remediation will not remove lead. Another option typically used is well extraction, but it is not practical because of the limited groundwater at the site. Adding injection wells to the extraction wells is risky, because the site cannot in my opinion be accurately modeled hydrogeologically to facilitate controllable flow.

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I would appreciate DOE's response to this report, before the Owner elects any options or proceeds further.

Sincerely,



Robert D. Miller  
WA lic Site Assessor

A1

# Robert D. Miller Consulting

Construction Management • Design • Studies

August 10, 1992

Mr. Gary Bickett, Environmental Health Specialist  
Southwestern Washington Health District  
P.O. Box 1870  
Vancouver, WA 98668

Re: Soil Cleanup Proposal for 706 S. Columbus St., Goldendale, WA

On behalf of the owner, Mr. Fred McClaskey; I am requesting your approval for off-site treatment of gasoline contaminated soil. The reason for this request is that on-site aeration is not prudent (within city limits) and disposal at a regulated landfill is costly. Specifics of the proposal are:

Owner: Mr. Glenn McClaskey  
c/o Mr. Fred McClaskey  
Phone (509) 548-5845

Contaminated Site: Jack's Grocery  
706 So. Columbus  
Goldendale, WA

Soil Contaminate: Old gasoline from leaky underground storage tanks (LUST). Laboratory tests are attached, which indicate gasoline only, TPH and BETX results. Lead, EDC and EDB are assumed present within the contamination, but have not been tested yet. DOE has been notified and is assigning a LUST id number. Mr. Randy Holeman is the contact person at DOE for this site (509) 454-7887.

Plan: The owner is contracting with Montgomery Development Co. to excavate all contaminated soil from this site and haul to owner's nearby ranch. I will provide cleanup supervision. The soil will be treated at this location. Treatment will consist of spreading directly onto the ground in a 6 inch lift and aerating by tilling. It is difficult to estimate quantities, without an investigation. Therefore, 50 to 500 cubic yards is possible. Following a week of remediation, the soil will be tested for verification of remediation effectiveness. The owner is currently undecided as to final placement of the soil. It may be left at the ranch or returned to 706 So. Columbus site as backfill. Regardless, the owner proposes that the excavation be backfilled.

Off-site Location: See attachment for ranch location. The site is away from streams and water wells. Climate is semi-arid. Ventilating fumes will be well away from the general public.

Time: The owner would like to start work this week on Wednesday, 8-12-92. Your timely response would be most appreciated.

Sincerely,

*Robert D. Miller*

Robert D. Miller

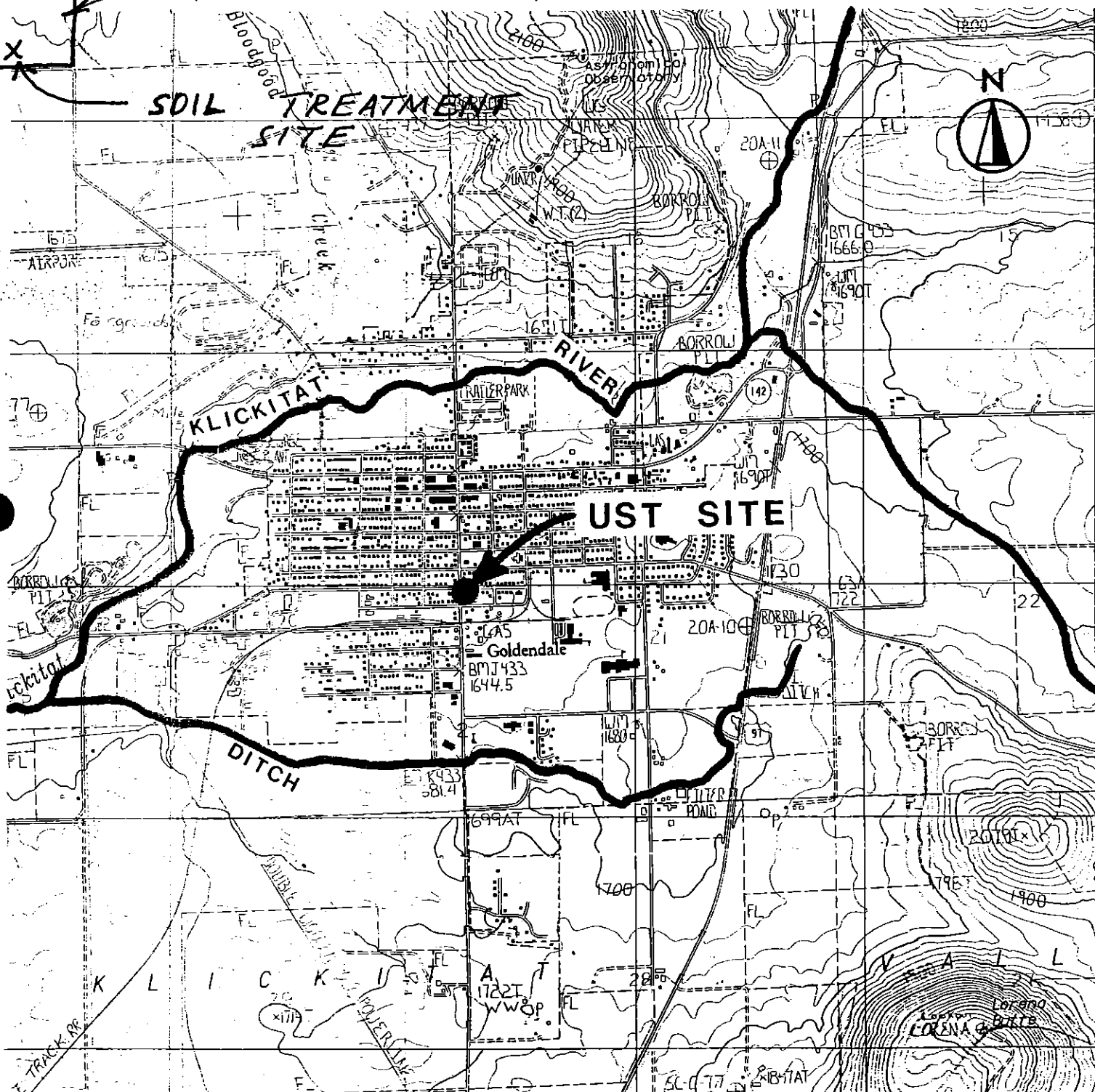
Attachments

Lab Test Results  
Map of Site & Ranch

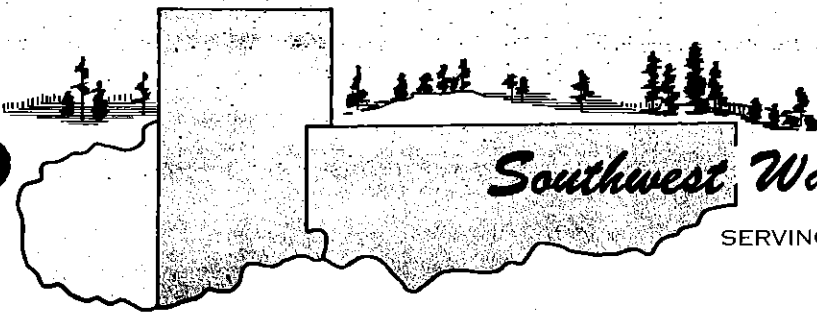
cc: Fred McClaskey, owner  
Bob Montgomery, contractor  
Randy Holeman, DOE

APPENDIX A - VICINITY MAP

RANCH PROPERTY



U.S.G.S TOPOG. MAP OF "GOLDENDALE, WASH.", 1983, 7.5 MIN



# Southwest Washington Health District

SERVING CLARK, KLICKITAT AND SKAMANIA COUNTIES

August 12, 1992

Mr. Robert D. Miller  
Robert D. Miller Consulting  
P. O. Box 514  
West Linn, OR 97068

Re: Soil Treatment - Goldendale

Dear Mr. Miller:

The Southwest Washington Health District can approve your proposal to treat gasoline contaminated soil, originating at Jacks' Grocery, 706 South Columbus, Goldendale, Washington, at the business owners' ranch property located approximately five miles northwest of the city of Goldendale. We understand testing will be conducted for lead, EDC, and EDB before deciding final disposition of the material. Please inform us when the results of these tests are complete.

The proposal also calls for testing at the end of one week for effectiveness. However, it will undoubtedly take at least several weeks of treatment before any substantial measure of reduced contamination will show.

Call me at 206-696-8428 if you have any questions or concerns.

Sincerely,

Gary Bickett  
Environmental Health Specialist

cc: Randy Holeman, Department of Ecology

ADDRESS REPLY TO APPROPRIATE OFFICE:

ADMINISTRATIVE OFFICE  
VANCOUVER/CLARK COUNTY HEALTH CENTER  
P.O. BOX 1870 — 2000 FORT VANCOUVER WAY  
Vancouver, WA 98668  
(206) 695-9215

STEVENSON/SKAMANIA COUNTY HEALTH CENTER  
.96L MILE POST - 2nd ST. EXT. - P.O. BOX 162  
Stevenson, WA 98648  
(509) 427-5138

WHITE SALMON/KLICKITAT COUNTY HEALTH CENTER  
170 N.W. LINCOLN - P.O. BOX 159  
White Salmon, WA 98672  
(509) 493-1558

GOLDENDALE/KLICKITAT COUNTY HEALTH CENTER  
228 WEST MAIN STREET  
Goldendale, WA 98620  
(509) 773-4565



THIS INDENTURE WITNESSETH, That E. M. Root and May Root, being the same person as Flossie Mae Root mentioned in real estate mortgage recorded book 32 of mortgagee page 368, husband and wife, of Klickitat County, State of Washington, the grantors, for and in consideration of the sum of Five hundred# Dollars in lawful money of the United States, to them in hand paid by I. J. Drury and Jessie E. Drury, husband and wife, of Klickitat County, State of Washington, the grantees, have Granted, Bargained, and Sold, and by these presents do Grant, Bargain, Sell, Convey and Warrant unto the said grantees and to their heirs and assigns, the following described real estate situated in the County of Klickitat, State of Washington, towit:

Lots Ten (10) and Eleven (11) in South Garden Row, Chatfield's Third addition to the Town of Goldendale, Washington, according to the plat of said addition now on record in the Auditor's office of Klickitat County, Washington.

TO HAVE AND TO HOLD the said premises, with all their appurtenances, unto the said grantees, and to their heirs and assigns forever; and the said grantors, for themselves, and for their heirs, executors and administrators, do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said described premises, and that they are free from any incumbrances, and that they will and their heirs, executors and administrators shall warrant and defend the title thereto against all lawful claims whatsoever

WITNESS our hands and seals this 24th day of August, 1926

Signed, Sealed and Delivered in the presence of:

.....	E. M. Root	(Seal)
.....	May Root	(Seal)

STATE OF WASHINGTON )  
 ) ss  
 COUNTY OF KLIKITAT )

I, C. H. Knosher a Notary Public in and for said State, do hereby certify that on this 24th day of August 1926, personally appeared before me E. M. Root and May Root, Husband and wife, to me known to be the individuals described in and who executed the within instrument, and acknowledged that they signed and sealed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 24th day of August, A. D., 1926

(SEAL)	C. H. Knosher
Jun. 18, 1930	Notary Public in and for the State of Washington, residing at Goldendale, Washington.

Filed for record November 10th, A. D. 1926, at 8:15 o'clock A. M.

County Auditor.

ADMINISTRATOR'S DEED

THIS INDENTURE, made this date by and between EVERETT J. DRURY, the duly appointed, qualified and acting administrator with the wills annexed of the Joint Estates of Isaac J. Drury and Jessie E. Drury, husband and wife, both deceased, first party, and GLENN McCLASKEY, second party,

W I T N E S S E T H:

WHEREAS, the first party was by order of the Superior Court of the State of Washington for Klickitat County ordered and directed to sell at public auction for cash in hand to the highest and best bidder the real and personal property hereinafter described and conveyed, as a whole, by its order duly made and entered herein on the 22nd day of March, 1943; and,

WHEREAS, on the 17th day of April, 1943, the said administrator with the wills annexed of said joint estates did after due notice of such sale for the time and in the manner prescribed by law, sell at public auction at the hour of one o'clock P. M. of said day for cash in hand to the said second party the real and personal property hereinafter described, as a whole, subject to the terms of the contract and lease with the Union Oil Company, upon which there was a balance due from the estates of \$1,150.00 to be paid by the estates and subject to the real estate mortgage in favor of the Pioneer State Bank, Goldendale, Washington, on which there was then a balance due of \$1,491.07, for the sum of \$12,500.00, he to assume the payment of said balance due on said mortgage as a part of the purchase price; and,

WHEREAS, on the 19th day of April, 1943, a return of said sale was made to said court by the administrator with the wills annexed, and the said sale was, on the 29th day of April, 1943, confirmed by the said court by an order duly made and entered, which said order authorized and directed the administrator with the wills annexed to execute and deliver to second party, a

proper deed of conveyance conveying to him said real and personal property.

NOW, THEREFORE, in consideration of the premises and of the said sum paid for said real and personal property, as a whole, as aforesaid, the said administrator with the wills annexed of said joint estates does by these presents grant, bargain sell, convey and confirm unto the said second party, and to his heirs and assigns, all the right, title and interest of the decedents at the times of their deaths and all the estate, right, title and interest of their estates, and each of them, of, in and to the following described real and personal property located in Klokkitat County, State of Washington, so sold as aforesaid, to wit:

PERSONAL PROPERTY:

Household goods; stock in trade consisting of groceries, oil, gas and grease; wheelbarrow, 2 lawn mowers, garden hose, air compressor and motor, hoist and accessories, cash register, cabinet, 2 air and water wells; complete, air guages, set of air pressure guns, 2 grease paks with meters, spark plug cleaner, Coleman oil stove, Frigidaire 6 foot ice box, vacuum cleaner; cabin furniture and equipment consisting of tables, bed springs, vanities, wood stoves, studio couches, bed steads, mattresses, chairs, night stands, box springs, electric ranges, ice box, oil stoves, gas stoves, benches, sheets, pillow slips, pillows, towels, table cloths, blankets, bath mats and bed spreads;

Together with any and all other equipment, appliances and accessories used in the business of decedents whether herein specifically described or not.

REAL PROPERTY:

Lots 10 and 11 in Chatfield's South Garden Row Addition to the Town of Goldendale, Washington, less the east 150 feet thereof.

The following described tract of land in the southeast quarter of the northeast quarter of section 20, township 4 north, range 16 east, Willamette meridian, in the Town of Goldendale, said county and state: Beginning at a point 30 feet north and 30 feet west of the quarter section corner on the east line of said section 20; thence west, parallel with the east and west center line of said section 20, along the north boundary line of the right-of-way of the Spokane, Portland & Seattle Railway Company, a distance of 549 feet, more or less, to the west boundary line of Grant street, extended, in said Town of Goldendale; thence north along the west boundary line of Grant street extended, a distance of 95 feet, more or less, to a point 139 feet set of the southeast corner of



block 37 in Central Addition to the said town of Goldendale, Washington; thence east parallel with the south boundary line of said Central Addition, 66 feet to the east boundary line of said Grant street extended; thence north along said east line of Grant street, extended, a distance of 139 feet to the southwest corner of block 36 in said Central Addition; thence east along the south boundary line of said addition, a distance of 479 feet, more or less, to the west boundary line of Columbus avenue in said town of Goldendale; thence south 227 feet, more or less, to the point of beginning; SAVE AND EXCEPT therefrom the tract of land conveyed to George Harvey and Helen K. Harvey; his wife, by deed recorded in Book 82, page 45, deed records of Klickitat County, Washington.

TO HAVE AND TO HOLD the same unto the said second party, and to his heirs and assigns forever, as fully and completely as the first party can by virtue of the law and premises.

IN WITNESS WHEREOF, the first party has hereunto set his hand this 27th day of April, 1943.

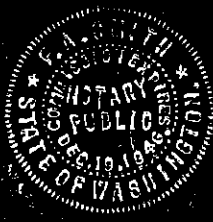
*Everett J. Drury*  
 Administrator with Wills Annexed  
 of the Joint Estates of Isaac J.  
 Drury and Jessie E. Drury, husband  
 and wife, both deceased.

STATE OF WASHINGTON:  
 : ss.  
 County of Klickitat:

ON THIS DAY personally appeared before me EVERETT J. DRURY, Administrator with Wills Annexed of the Joint Estates of Isaac J. Drury and Jessie E. Drury, husband and wife, both deceased; to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal this 27th day of April, 1943.

*[Signature]*  
 Notary Public for Washington,  
 residing at Goldendale, Wash.



CHAIN OF CUSTODY

CHAIN OF CUSTODY

Robert D. Miller  
1500 Ostman  
West Lynn, OR 97068

K 4518

B92-0379

PROJECT # MDC - SA1 PROJECT NAME: JACK'S Grocery @ Goldendale, WA PO.#  
 COMPANY NAME: Robert D. Miller Consulting PHONE: (503) 650-7726  
 REPORT ATTENTION: Bob Miller FAX: (503) 655-4951  
 SAMPLES COLLECTED BY: Bob Miller DATE COLLECTED: 7-16-92  
 TODAY'S DATE: 7-17-92

FIELD I.D.	MEDIA	CONTAINER	PRESERVATIVE	ANALYSIS REQUIRED
Sample #1 A @ 6' @ T4	Soil		On-Ice	WTPH - HCID
" #1 B @ 6' @ T4	"		"	WTPH - HCID added 7/22 mwh
" #2 @ 7 1/2' @ T2 & T3	"		"	WTPH - HCID
" #3 @ 6 1/2' @ T1	"		"	WTPH - HCID *
* Depending upon HCID results, perform for this site 1 each of the following tests:				
Expect Sample #3 to be most contaminated, then #1 A & 1 B.				
So run tests on worst sample.				
WTPH - G				
WTPH - D				
BTEX				
WTPH - 418.1				
EDB & EDC				
PAH				

\*\* WTPH tests must be performed by State certified lab, ie, @Bothe, WA

RELINQUISHED BY: Robert D. Miller DATE/TIME: 7/20/92 2:30 PM RECEIVED BY: [Signature] DATE/TIME: [Signature]

RELINQUISHED BY: [Signature] DATE/TIME: 7/21/92 1200 RECEIVED BY LAB: [Signature] DATE/TIME: [Signature]

REMARKS:

EXPRESS UPS MAIL CXL GREY TAXI CAB



September 14, 1992

Robert D. Miller  
Robert D. Miller Consulting  
P.O. Box 514  
West Linn, OR 97068

Re: Jack's Grocery @ Goldendale/Project #MDC-SA1

Dear Robert:

Enclosed are the additional results of the samples submitted to our lab on July 20, 1992. For your reference, these analyses have been assigned our work order number K924518.

The Total Lead results are being reported. These results were omitted from the report sent August 4, 1992.

All analyses were performed in accordance with our laboratory's quality assurance program. Reproduction of reports is allowed only in whole, not in part. Results apply only to the samples analyzed.

Please call if you have any questions.

Respectfully submitted,

Columbia Analytical Services, Inc.

A handwritten signature in cursive script that reads "Charles R. Morrow".

Charles R. Morrow  
Project Chemist

CRM/sm

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Report

Client: Robert D. Miller Consulting  
 Project: Jack's Grocery @ Goldendale/#MDC-SA1  
 Sample Matrix: Soil

Date Received: 07/20/92  
 Date Analyzed: 08/12/92  
 Work Order No.: K924518

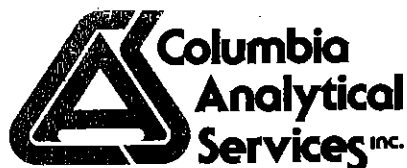
Total Lead  
 EPA Method 7420  
 mg/Kg  
 Dry Weight Basis

Sample Name	Lab Code	MRL	Result
Sample #3 @ 6½ @ T1	K4518-4	3	16
Method Blank	K4518-MB	3	ND

MRL Method Reporting Limit  
 ND None Detected at or above the method reporting limit

Approved by Charles Morrow Date 9/14/92

00001



August 4, 1992

Robert D. Miller  
Robert D. Miller Consulting  
P.O. Box 514  
West Linn, OR 97068

Re: Jack's Grocery @ Goldendale/Project #MDC-SA1

Dear Robert:

Enclosed are the results of the samples submitted to our lab on July 20, 1992. Preliminary results were telephoned on August 3, 1992. For your reference, these analyses have been assigned our work order number K924518.

All analyses were performed in accordance with our laboratory's quality assurance program. Reproduction of reports is allowed only in whole, not in part. Results apply only to the samples analyzed.

Please call if you have any questions.

Respectfully submitted,

**Columbia Analytical Services, Inc.**

*Charles R. Morrow*

Charles R. Morrow  
Project Chemist

CRM/sm

25

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Report

Client: Robert D. Miller Consulting  
Project: Jack's Grocery @ Goldendale/#MDC-SA1  
Sample Matrix: Soil

Date Received: 07/20/92  
Date Analyzed: 07/31/92  
Work Order No.: K924518

Total Lead  
EPA Method 7420  
mg/Kg (ppm)  
Dry Weight Basis

Sample Name	Lab Code	MRL	Result
Sample #2 @ 7½ @ T2 & T3	K4518-3	3	ND
Method Blank	K4518-MB	3	ND

MRL Method Reporting Limit  
ND None Detected at or above the method reporting limit

00001

Approved by Col. Elliott Date 8/4/92

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Report

Client: Robert D. Miller Consulting  
Project: Jack's Grocery @ Goldendale/#MDC-SA1  
Sample Matrix: Soil

Date Received: 07/20/92  
Date Analyzed: 07/29/92  
Work Order No.: K924518

Solids, Total  
Volatile Organic Compounds  
EPA Method Modified 160.3  
Percent (%)

Sample Name	Lab Code	Result
Sample #2 @ 7½ @ T2 & T3	K4518-3	74.7

Approved by Cheri Elliott Date 8/4/92

00002

COLUMBIA ANALYTICAL SERVICES, INC.

Analytical Report

Client: Robert D. Miller Consulting  
Project: Jack's Grocery @ Goldendale/#MDC-SA1  
Sample Matrix: Soil

Date Received: 07/20/92  
Date Extracted: 07/29/92  
Date Analyzed: 07/31/92  
Work Order No.: K924518

1,2-Dibromoethane (EDB)  
EPA Method 8011  
mg/Kg (ppm)  
Dry Weight Basis

Sample Name:

Sample #2  
@ 7½ @ T2 & T3  
K4518-3

Method  
Blank  
K4518-MB

Lab Code:

Analyte

MRL

EDB

0.05

ND

ND

MRL Method Reporting Limit  
ND None Detected at or above the method reporting limit

Approved by Colin Elliott Date 8/4/92

00003



COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: Robert D. Miller Consulting  
Project: Jack's Grocery @ Goldendale/#MDC-SA1  
Sample Matrix: Soil

Date Received: 07/20/92  
Date Extracted: 07/29/92  
Date Analyzed: 07/31/92  
Work Order No.: K924518

Surrogate Recovery Summary  
1,2-Dibromoethane (EDB)  
EPA Method 8011

Sample Name	Lab Code	Percent Recovery Tetrachloro- <i>m</i> -xylene
Sample #2 @ 7½ @ T2 & T3	K4518-3	85
Method Blank	K4518-MB	82
Laboratory Control Sample	K4518-LCS	97
CAS Acceptance Criteria		40-94

Approved by Alan Elliott Date 8/4/92

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COLUMBIA ANALYTICAL SERVICES, INC.

QA/QC Report

Client: Robert D. Miller Consulting  
Project: Jack's Grocery @ Goldendale/#MDC-SA1  
LCS Matrix: Soil

Date Extracted: 07/29/92  
Date Analyzed: 07/31/92  
Work Order No.: K924518

Laboratory Control Sample Summary  
1,2-Dibromoethane (EDB)  
EPA Method 8011  
mg/Kg (ppm)  
As Received Basis

Analyte	True Value	Result	Percent Recovery	CAS Percent Recovery Acceptance Criteria
EDB	0.05	0.05	100	40-140

Approved by Colin Elliott Date 8/4/92

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CHAIN OF CUSTODY

CHAIN OF CUSTODY

WESTERN ENVIRONMENTAL SCIENCES, INC.

1128 S.W. 13th,  
Portland, OR 97205  
(503) 223-2737 FAX: 223-6168

PROJECT #	MDC-SAZR	PROJECT NAME:	Mc Clasley	P.O.#		TODAY'S DATE:	8/14/92		
COMPANY NAME:	Robert D. Miller Consulting	PHONE:	650-7726						
REPORT ATTENTION:	Bob Miller	FAX:	655-4951						
SAMPLES COLLECTED BY:	Bob Miller	DATE COLLECTED:	8/14/92	TIME COLLECTED:	2-3 PM				
FIELD I.D.	MEDIA (SOIL, WATER...)	CONTAINER PRESERVATIVE (# C, HCL, ...)	ANALYSIS REQUIRED	LAB I.D.					
#1 - NW @ 6 1/2'	wall	Zojar	On-ice	WTPH-G	6118				
2 - W @ 6 1/4'					6119				
3 - NE @ 5 1/2'					6120				
4 - E @ 5 3/4'					6121				
5 - SE @ 6'					6122				
6 - S @ 6'					6123				
7 - SW @ 5 1/2'					6124				
8 - E @ 8'	floor				6125				
9 - W @ 8'	floor				6126				
10 - Pit Water	water	1 liter		BETX Total Lead	6127				
	(2) 40 ml. vial			TPH-G					
RELINQUISHED BY:	Robert D. Miller	DATE/TIME	8/14/92	9 PM	RECEIVED BY:	J. [Signature]	DATE/TIME	8-14-92	9 PM
RELINQUISHED BY:		DATE/TIME			RECEIVED BY LAB:		DATE/TIME		
REMARKS:		UPS	FED-EX	GREYHOUND	MAIL				

011

## LABORATORY REPORT

Robert D. Miller Consulting  
P.O. Box 514  
West Linn OR 97068

**PROJECT NAME / SITE:** McClaskey  
**PROJECT NUMBER:** MDC-SA2R  
**REPORT DATE:** 8-21-92  
**EXTRACTION DATE:** 8-15-92

PAGE 1 OF 2

### WASHINGTON TPH-G

Analyte: Total Gasoline Fraction Quantification in soil

Field ID	Lab ID	Sample mg/Kg (ppm)	Surrogate Recovery† (%)	Blank mg/Kg (ppm)	Reporting Limit mg/Kg (ppm)
# 1 northwest 6.5'	6118	496	*	ND	20
# 2 west 6.25'	6119	2	90	ND	20
# 3 northeast 5.5'	6120	ND	*	ND	20
# 4 east 5.75'	6121	3	80	ND	20
# 5 southeast 6'	6122	478	*	ND	20
# 6 south 6'	6123	348	*	ND	20
# 7 southwest 5.5'	6124	ND	67	ND	20
# 8 east	6125	ND	84	ND	20
# 9 west	6126	ND	*	ND	20

† Surrogate is p-Bromofluorobenzene  
\* Surrogate peak not discernable on chromatogram from analyte peak  
ND Not Detected (below reporting limit or detection limit)

### WASHINGTON TPH-G

Analyte: Total Gasoline Fraction Quantification in water

Field ID	Lab ID	Sample µg/L (ppb)	Surrogate Recovery† (%)	Blank µg/L (ppb)	Reporting Limit µg/L (ppb)
#10 pit water	6127	657	*	ND	20

† Surrogate is p-Bromofluorobenzene  
\* Surrogate peak not discernable on chromatogram from analyte peak  
ND Not Detected (below reporting limit or detection limit)

# W.E.S. Wy' East Environmental Sciences, Inc.

Research,  
Laboratory &  
Consulting Services

PAGE 2 OF 2

### EPA 8020

Analyte: BTEX for water

Field ID/ Lab ID	Identification & Quantification				Detection Limit			
	µg/L (ppb)				µg/L (ppb)			
	BENZENE	TOLUENE	ETHYL-BENZENE	XYLENES	B	T	E	X
# 10 pit water / 6127	ND	3.5	5	17	3	3	3	3
BLANK	ND	ND	ND	ND	3	3	3	3

† Surrogate is p-Bromofluorobenzene

ND Not Detected (below reporting limit or detection limit)

### EPA 3020/7421

Analyte: Total Lead (Pb) in water quantification by GFAA

Field ID	Lab ID	Quantification	Method Blank	Detection Limit
		µg/L (ppb)	µg/L (ppb)	µg/L (ppb)
#10 pit water	6127	55	ND	3

ND Not Detected (below reporting limit or detection limit)

**LABORATORY REPORT**

Bob Miller Consulting  
P.O. Box 514  
West Linn OR 97068

**PROJECT NAME/ SITE:** Mcclaskey  
**PROJECT NUMBER:** MDC-SA2R  
**LAB FILE:** MILL11DOC

**REPORT NUMBER:** 11278  
**REPORT DATE:** 8-24-92  
**EXTRACTION DATE:** 8-21-92

**EPA 3020/7421**

Analyte: total lead in soil quantification by graphite furnace AA

Field I.D.	Lab. I.D.	Quantification mg/Kg (ppm)	Method Blank mg/Kg (ppm)	Detection Limit mg/Kg (ppm)
#1-NW @ 6 1/2'	6118	ND	ND	0.8

ND Not detected or detected below reporting limit or detection limit.

CHAIN OF CUSTODY

CHAIN OF CUSTODY

WY-EAST ENVIRONMENTAL SCIENCES, INC.

1128 S.W. 13th,  
Portland, OR 97205  
(503) 223-2737 FAX: 223-6168

PROJECT #	MDC-SAZ	PROJECT NAME:	Mc Cluskey	P.O. #		TODAY'S DATE:	8-18-92
COMPANY NAME:	Robert D. Miller Consulting	PHONE:	650-7726	FAX:			
REPORT ATTENTION:	Bob Miller	DATE COLLECTED:	8-17-92	TIME COLLECTED:	8 AM		
SAMPLES COLLECTED BY:	Bob Miller	CONTAINER PRESERVATIVE	(° C, HCL, ...)	ANALYSIS REQUIRED	LAB I.D.		
FIELD I.D.	#11 - NW @ 5' depth	MEDIA (SOIL, WATER...)	SOIL	6 oz. jar on-ice	WTPH-G	6132	
RELINQUISHED BY:	Robert D. Miller	DATE/TIME	8-18-92 / 11:45 AM	RECEIVED BY:	Robert D. Miller	DATE/TIME	8-18-92
RELINQUISHED BY:		DATE/TIME		RECEIVED BY LAB:		DATE/TIME	
REMARKS:							

# W.E.S. Wy' East Environmental Sciences, Inc.

Research,  
Laboratory &  
Consulting Services

C16

August 18, 1992

Robert D. Miller Consulting  
P.O. Box 514  
West Linn, OR 97068

PROJECT NAME/SITE: MCCLASKY

PROJECT #: MDC-SA2

(LAB FILE: MILLER8.DOC)

EXTRACTION DATE: 8-18-1992

WASHINGTON TPH-G ANALYTE: Total Gasoline Fractions Quantification (dry weight basis) LAB ID/ FIELD ID:	Matrix	Sample mg/kg (ppm)	% Surrogate Recovery (P-Bromo- fluorobenzene)	Blank	Reporting Limit mg/kg (ppm)
6132/ #11 - NW @ 5' DEEP	SOIL	ND	74 %	ND	20

ND = Not detected or detected below reporting limit or detection limit.

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## ANALYSIS REPORT

**C**  
**L** Bob Miller  
**I** Robert D. Miller Consulting  
**E** P.O. Box 514  
**N** West Linn OR 97068  
**T**

Date Received: 9/1/92  
 Date Analyzed: 9/3/92  
 Date Reported: 9/4/92  
 Job Number: 24501-3  
 Page 1 of 1

Project Number - MDC-SA2R  
 Project - McClaskey's  
 Sample Type - Soil

Washington Methods  
 Analysis - WTPH-G  
 Results mg/kg (ppm)

Lab Number	Client Identification	Results mg/kg (ppm)	
		Gasoline	Surrogate* % Recovery
24501	#12 NE 5.5'	ND	69
24502	#13 E 6'	ND	74
24503	#14 NE 6.5'	30	67
Lab Blank	9/3/92	ND	72

Results are reported on a "dry weight" basis

Detection Limit: 5.0 mg/kg

\*Trifluorotoluene

### QC Information

Spike (Gasoline - 38.5 mg/kg) 22.2 mg/kg - 58% Recovery

ND = None Detected

Reported By *David Seena*

QA Check *SB*

*Greg Bolt*  
 Greg Bolt  
 Laboratory Manager

Robert D. Miller Consulting  
P.O. Box 514  
West Linn, OR 97068

24 August 1992

From: Tom Hard, Staff Scientist, Wy'East Environmental Sciences

Re: State of Washington Department of Ecology extraction procedure for lead in UST groundwater with possible leaded gasoline contamination (EPA 3020, not 3010)

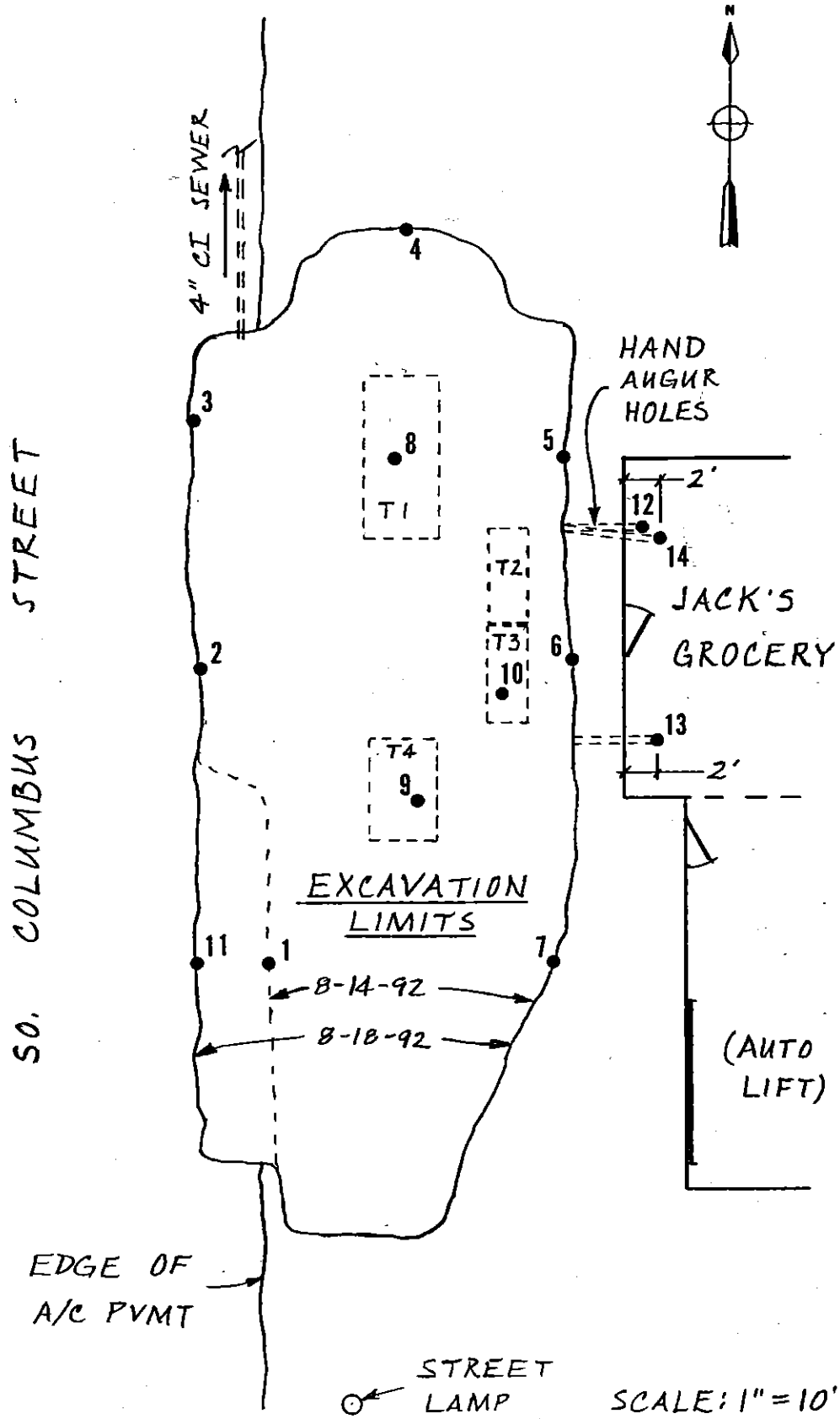
I spoke today with Arthur Headley of the Manchester Laboratory of Washington DOE (206-895-4737) with regard to the above. He said they use a nitric-acid-only matrix for the above lead extraction in their in-house procedure, corresponding to EPA 3020, which is appropriate for lead analysis by furnace AA (EPA 7421). EPA 3010 uses both nitric and hydrochloric acids and is designed for samples to be analyzed by flame AA (EPA 7420). Thus DOE's *Guidance For Remediation of Releases From Underground Storage Tanks*, Appendix L, Table 6-1, Note 6 is mistaken, and he says he will try to get his colleagues at DOE to correct the error in the next edition or update. Should you encounter any disagreement on this from other DOE personnel, please refer them to Headley's superior, Bill Camin (same telephone number), who is director of the Manchester Lab.

I also spoke with Steve Robb of the DOE UST Section in Olympia (206-438-3057), who independently agreed that EPA 3020 is the correct extraction procedure for groundwater samples that are to be analyzed by furnace AA (EPA 7421), necessary to achieve a detection limit below 5 ppb.



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APPENDIX D - SITE PLAN (with sample locations)



APPENDIX E - PHOTOS



Photo 1 - North view of pit excavation with small amount of water ponding. South Columbus Street on left. (8-14-92)

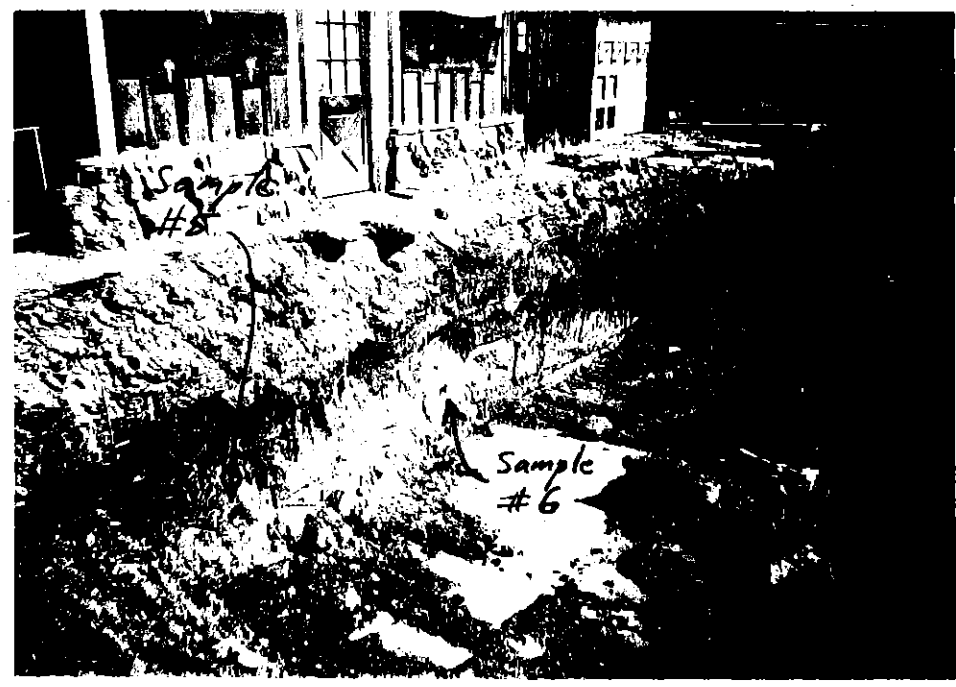


Photo 2 - East view of excavation showing contaminated soil sample #'s 5 and 6 in front of Jack's Grocery building. (8-14-92)



Photo 3 - South view of pit excavation with small amount of water ponding. South Columbus Street on right. (8-14-92)

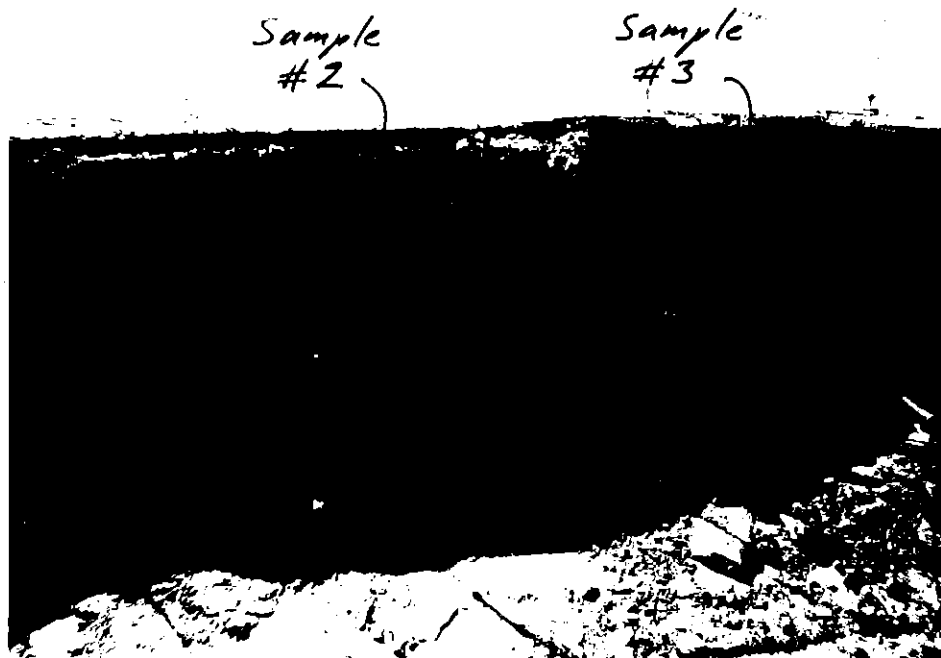


Photo 4 - West view of excavation showing soil sample #'s 2 and 3 on the edge of South Columbus Street. (8-14-92)