Plaid Pantry 112

SHARP Report — Part 1 of 2

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• SHARP first SHARP	v2024.04.29	Ecology Info	
• SHARP rating	Low	ERTS	none
• SHARP date	05/12/2025	CSID	11759
• EJFlagged?	⃠ - No Override	FSID	9158935
• LD confidence level	low	VCP	SW1314
• Cleanup milestone	cleanup implementation	UST ID	11394
• SHARPster	Aaren Fiedler, LG	LUST ID	6587

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	medium	multiple chemical types	⃠
Groundwater	D4	high	risk to off-site people	⃠
Surface water	D4	high	climate change impacts	⃠
Sediment	D4	high	plant/animal tissue data	⃠
Soil	C1	high		

Location and land use info

1002 W Fourth Plain Blvd, Vancouver, Clark County, 98660

Primary parcel	001018-000
Land use	commercial
Responsible unit	SWRO

Sources reviewed

EES Enviornmental Consulting, Inc., Plaid Pantry Store #112, memorandum, addressed to Aaren Fiedler, LG, April 12, 2023.

Ecology, Opinion on Remedial Investigation and proposed work at the following Site, letter, addressed to Mark Conan, February 20, 2019.

Primary census tract	Associated census tracts
53011042100	53011042300

Local demographics comments

EJFlag factors are all entered as zero (0) because the EJScreen tool was not available at the time the assessment was conducted.

Source/source area description

The Site, identified as Plaid Pantry 112, is located at 1002 W Fourth Plain Blvd., Vancouver, 98660, Clark County (Parcel ID 1018000). The Site is located at the north-west corner of the intersection of W Fourth Plain Blvd. and Kauffman Ave. The area around the Site is mostly commercial. The Site property consists of a commercial building occupied by the Plaid Pantry convenience store and a Domino's Pizza. Plaid Pantry operates a 76 branded fuel dispenser located in the parking lot area of the Site along W Fourth Plain Blvd. The source of the release was an UST believed to have been left in place from historical (before Plaid Pantry) refueling operations that were conducted in the area. This UST has been removed. The hazardous substances released at the Site are petroleum (gasoline) related hazardous substances.

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 history

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In preparation for Plaid's planned UST system upgrades, PNG Environmental, Inc. (PNG) conducted an initial assessment at the planned excavation areas on the subject Property in September 2011. PNG advanced a total of six soil borings to depths of 40 feet below ground surface (bgs) at various locations surrounding the existing Plaid fueling system. No groundwater was encountered in the six borings.

Plaid conducted fuel system upgrades at the Property in January and February 2012. During this work, an abandoned and previously unknown underground fuel tank was encountered immediately south of the Plaid fuel dispenser island near boring B-5 and adjacent to the public right-of-way, where soil contamination was previously identified. Plaid's contractor notified Ecology and decommissioned the tank by removal in February 2012. Upon removal, corrosion and pitting were observed on tank surfaces.

In August 2012, EES conducted site assessment activities to further evaluate potential gasoline impacts in soil and soil vapor on the Property and south of the Property boundary in the adjacent Fourth Plain Boulevard right-of-way.

EES performed a preliminary soil vapor extraction (SVE) pilot test in October 2012 to evaluate the performance and potential effectiveness of this technology to address identified soil impacts. The test utilized a five-well array installed at the fuel distribution island area during August 2012, including three "shallow-zone" wells screened at depths between 5 and 10 feet. Based on the results of the 2012 SVE pilot test, EES installed and began operating an SVE system at the Property in September 2013.

In 2015, EES conducted supplemental site investigation activities to assess potential gasoline vapor intrusion, to develop Site-specific MTCA Method B soil cleanup levels, and to evaluate source-area soil treatment effectiveness. The initial vapor intrusion assessment was conducted to evaluate potential vapor impacts and migration pathways approaching the Property building and in utility corridors south of the Property beneath the adjacent sidewalk and Fourth Plain Boulevard roadway. EES performed Tier 1 VIA sampling in June 2016. Sampling activities included the collection of five soil gas samples at locations immediately south of the existing Property building. Temporary soil gas borings S-33 through S-36 were advanced to terminal depths of five feet, with a fifth soil gas sample collected from existing vapor monitoring well S-31, which is screened from 5 to 10 feet bgs. Gasoline, gasoline constituents, and chlorinated solvents were detected in several Tier 1 soil vapor samples. EES conducted Tier 2 VIA activities in September 2016 to further evaluate potential indoor air vapor intrusion to the Property building. A total of six outdoor air samples (A-4 through A-9), three indoor air samples (A-1 through A-3), and three sub-slab samples (A-1ss through A-3ss) were collected during the Tier II VIA. Indoor and outdoor barometric pressure measurements were also collected, indicating no discernable gradient between indoor and outdoor air pressure conditions during the sampling event. Sub-slab gasoline and related constituent vapor concentrations (including benzene, EDB, and naphthalene) measured in September 2016 were either not detected or were measured at concentrations below MTCA soil gas screening criteria.

Overflow - Site contamination and cleanup history

Source Continued: Contamination extends vertically down to a depth of approximately 12 feet below ground surface (bgs). Contamination extends horizontally north-south from just north of the current dispenser island to approximately 15 feet out into the W Fourth Plain Blvd. corridor south of the Site Property, and east-west from the southwestern end of the current UST nest to approximately 30 feet west of the current UST nest. Only soil and soil gas are affected. Groundwater at the Site is believed to be at a depth of 80 feet or more, and no groundwater has been encountered down to the deepest depth explored at approximately 40 feet bgs.
As directed by Ecology, EES and Plaid conducted a Vapor Intrusion Assessment (VIA) in 2016 to evaluate conditions for the Property building. EES used a phased or "tiered" approach for vapor intrusion evaluation as specified in Ecology guidance.

History Continued: Indoor air samples from the Plaid and Domino's building and outdoor air samples collected at the Property in September 2016 identified gasolinerelated vapors at levels that in some cases marginally exceed Ecology screening criteria for indoor air.
However, the sources of those vapors (1) do not appear to originate from under the building where no significant sub-slab vapors were identified, and (2) are likely associated with widespread ambient urban air quality and normal retail fueling operations at the Property.
As an interim remedy, Plaid installed an SVE system in the gasoline source area in 2013 and has operated the system since that time. EES conducts monthly operations and maintenance, and quarterly monitoring of the SVE system to evaluate and adjust performance. SVE monitoring results are summarized in regular Interim Remedial Action Measure (IRAM) status reports (EES 2018). Since 2013 startup, cumulative removal of gasoline range hydrocarbons is estimated to be 198 pounds, or approximately 32 gallons.

Plaid Pantry 112

11759 Plaid Pantry 112 20250512
First SHARP
SHARP rating — Low

SHARP Report — Part 2 of 2

Conceptual site model
05/12/2025

SHARP

Assessment scores by environmental medium