WORKSHEET 1
SUMMARY SCORE SHEET

Site Name/Location (Street, City, County, Section/Township/Range, ID Number):

U-Haul Facility #703-56
800 & 812 W. Columbia Drive
Kennewick, Washington 99336

Sec 36/T09N/R29E

Facility I.D. No. 333
Site scored/ranked for 08/27/02
Update

Longitude: 119° 07′ 34.03″
Latitude: 46° 12′ 56.48″

Site Description (Include management areas, substances of concern, and quantities):

U-Haul Facility #703-56 is located at 800 - 812 W. Columbia Drive in Kennewick Washington. The site actually consists of three neighboring properties: the former U-Haul office facility located at 800 W. Columbia Drive (Site A), the former U-Haul Shop/Garage at 812 West Columbia Drive (Site B: This building may or may not have actually been used by U-Haul), and a storage locker facility at 714 North Hartford Street (Site C: Just north of the other two other sites and across John Day Avenue). At one time Site B was leased to "The Paint Shoppe," a company that provided custom automobile painting. Historically, the site(s) had a drywell, a concrete vault, a floor sump, a septic tank, and four underground storage tanks (UST's).

Site A had two of the UST's each being 10,000 gallons in size. They were used to storing gasoline dispensed for sale to the public.

Site B had one UST that was 1000 gallons. This tank reportedly contained various solvents and chlorinated compounds. In addition, this site had a concrete vault and a drywell. The concrete vault was used for disposing oil and petroleum waste. The drywell was apparently connected to an interior sump for disposal of liquids. In side the building was a septic tank

Site C had a 500 gallon UST containing waste oil, and another abandoned UST which has no other information associated with it.

In 1992, significant remedial actions were performed to these sites. All of the aforementioned UST's, the concrete vault, the sump with the drywell, and the septic tank were removed. Soil and groundwater tests were performed for a number of potential contaminants with detections of contaminants in both matrixes. Additional remedial activities included removal of contaminated soil and groundwater from around the contaminated sites, laboratory retesting and the installation of four monitoring wells. It appears that most of the contaminated soil and groundwater were removed. Soil removal in the area of the concrete vault at Site B was hindered by buildings on the north and south, the property line to the west, and a previously excavated area for removal of contaminated soil to the east.

GENERAL RATING CONSIDERATIONS

Information provided indicates there remains at the site contamination of methylene chloride, total petroleum hydrocarbons (heavy oil), and polyaromatic hydrocarbons (ranked as Benzo (a) pyrene) in the soil above MTCA clean-up levels. These are the contaminants used for ranking this site. Groundwater tests have not shown contamination in that matrix.

Special Considerations (Include limitations in site file data or data which cannot be accommodated in the model, but which are important in evaluating the risk associated with the site, or any other factor(s) over-riding a decision of no further action for the site):

During the remedial activities in 1992 in the area of Site B, PCB's were encountered in some of the soil that had been removed from the site. No PCB soil testing appears to have been done of the soil remaining at the site in 1992. Additional soil tests were performed for PCB's in 2002 around the previously noted area with none being detected, but sampling equipment was unable to bore directly in the area of previous contamination to a depth below that area that would have been able to confirm that all PCB's had been removed. However, ranking the site for the remaining methylene chloride and benzo(a)pyrene maximizes the toxicity rating section within the score sheet; therefore, the presence or absence of PCB's at the site does not affect the final score in the Washington Ranking Method. During the site visit we noted an outdoor concrete drain with a pipe going into the ground. The drain is located in the area of where tank #3 use to be. There is no information regarding when this drain was installed, where it goes, or what may have been dumped into it.

The narrative and site map in the historical remedial report reports that Site C had/has an abandoned tank in the northwest corner of the property. There is no information regarding any remedial activities, testing, or other historical information at this specific location.

ROUTE SCORES:

Surface Water/Human Health:	NS*	Surface Water/Environ.:	NS*
Air/Human Health:	NS*	Air/Environmental:	NS*
Ground Water/Human Health:	36.6		

* Not Scored

OVERALL RANK: 3

WORKSHEET 2 - ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE - Not Applicable/Not Scored

2. AIR ROUTE - Not Applicable/Not Scored

3. GROUND WATER ROUTE

List those substances to be considered for scoring: Source:1,2

Methylene Chloride, TPH (Heavy Oil), Benzo(a)pyrene

Explain basis for choice of substance(s) to be used in scoring.

Soil tests revealed aforementioned contaminants to be in the soil above MTCA Method A clean up levels.

List those management units to be considered for scoring: Source:1,2,11

Contaminated soil/ground water route.

Explain basis for choice of unit to be used in scoring.

Contaminants are subsurface in an area of shallow groundwater depth.

WORKSHEET 3 (If Required)
SUBSTANCE CHARACTERISTICS WORKSHEET
FOR MULTIPLE UNIT/SUBSTANCE SITES

	Combination 1	Combination 2	Combination 3
Unit:	**Section Not Applicable.**		
1. SURFACE WATER ROUTE			
Substance(s):			
Human Toxicity Value:			
Environ. Toxicity Value:			
Containment Value:			
Rationale:			
Surface Water Human Subscore:	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) =
Surface Water Environ. Subscore:	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) =
2. AIR ROUTE			
Substance(s):			
Human Toxicity/Mobility Value:			
Environ. Toxicity/ Mobility Value:			
Containment Value:			
Rationale:			
Air Human Subscore:	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) =
Air Environ. Subscore:	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) =

WORKSHEET 3 (Continued)
SUBSTANCE CHARACTERISTICS WORKSHEET

3. GROUND WATER ROUTE			
Substance(s):			
Human Toxicity Value:			
Containment Value:			
Rationale:			
Ground Water Subscore:	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) = ___	(+3)(+1)= ( )( ) =

Based on their respective highest scoring toxicity/containment combinations, the following management units will be used for route scoring:

Surface Water -
Air -
Ground Water -

WORKSHEET 6
GROUND WATER ROUTE

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

Substance	Drinking Water Standard (ug/l)	Val.	Acute Toxicity (mg/kg-bw)	Val.	Chronic Toxicity (mg/kg/day)	Val.	Carcino-genicity WOE	PF*	Val.
Methylene Chloride	5	8	1600	3	0.06	1	B2	0.0075	2
TPH (Heavy Oil)		ND	-	5	2	1	-	-	ND
Benzo(a)pyrene	0.2	10	50	10	-	ND	B2	11.5	7

*Potency Factor

Source: 5,6
Highest Value: 10 (Max.=10)

+2 Bonus Points? 12
Final Toxicity Value: 12 (max.=12)

1.2 Mobility (Use numbers to refer to above listed substances)

Cations/Anions: _____ Source: 1,2,5,6,11 **Value: 3** (Max.=3)

Or

Solubility(mg/l):

Methylene Chloride	2.0E+04	= 3
TPH	3.0E+01	= 1
Benzo (a) pyrene	1.2E-03	= 0

1.3 Substance Quantity: 1000 gallons Source: 1,2,6,11 **Value: 3** (max.=10)

Explain basis Volumes of spilled or dumped contaminants is not known. Major areas of contamination have been excavated and removed from the site. Soil tests with remaining contamination are mainly from the sides of those excavations or soil borings under the buildings next to the remediated areas. Historically, TPH was found in the groundwater, but the most recent groundwater testing did not reveal contamination of any ranking constituents. Remediation in some areas included removal of soil into the groundwater and removal of some of the groundwater itself, and in others stopped short of groundwater by only a few feet. 1000 gallons is the once filled volume of the tank in the area where contamination remains.

2.0 MIGRATION POTENTIAL

2.1 Containment Explain basis: Contaminated area has capped. No liner = 3 No leachate collection = 2 (3 + 2 = 5) Source: 1,2,6 **Value: 5** (Max.=10)

2.2 Net Precipitation: Precipitation - Evapotranspiration

5 inches - 4.1 inches = 0.9 inches Source: 7 **Value: 1** (Max.=5)

2.3 Subsurf.Hydraul.Conduct.: Sands, and Gravel mixed. Source: 1,6,10 **Value: 4** (Max.=4)

2.4 Vertical Depth to Ground Water: 0 - 25 feet Source: 1,2,6,11 **Value: 8** (Max.=8)

3.0 TARGETS

3.1 Groundwater Usage: City of Kennewick has several wells up river from this site used for their public water source. City of Pasco system not counted as it is across a major river providing discontinuity between the aquifers.
Source: 4,6,8,9,13 **Value: 4** (Max.=10)

3.2 Dist. to Nearest Drinking Water Well: >2640-5000 Source: 4,8 **Value: 2** (Max.=5)

3.3 Population Served within 2 Miles: 43787 >10,000 Source: 8 **Value: 100** (Max.=100)

3.4 Area Irrigated by (Groundwater) Wells within 2 miles: 397 no.acres= $0.75 \times 397^{0.5}$ Source: 9 **Value: 15** (Max.=50)

4.0 RELEASE

Explain basis for scoring a release to ground-water: Analytical test have not determined product has not reached the groundwater. Source: 1,2,6,13 **Value: 0** (Max.=5)

SOURCES USED IN SCORING

1. Previous Environmental Activities Summary Report: U-Haul Facility #703-56, July 5, 2001, Blaes Environmental Management, Inc.

2. Additional Soil Sampling and Groundwater Report, Second Quarter 2002: U-Haul Facility #703-56, May 29, 2002, Blaes Environmental Management, Inc.

3. Site Hazard Assessment Site Visit by Kay Rotelle and Clifford Bates, May 3, 2002.

4. U.S.G.S. Topographic Quad. Map, Kennewick, WA 7.5 Min. series.

5. Washington Department of Ecology, Toxicology Database for Use in Washington Ranking Method Scoring, January 1992.

6. Washington Department of Ecology, WARM Scoring Manual, April 1992.

7. Washington Climate for Benton, Franklin counties, Cooperative Extension Service, College of Agriculture, Washington State University.

8. U.S. EPA SITEINFO GIS Query for lat./long. of site for Twin City Metals.

9. Washington State Department of Ecology WRATS database and Ecology Water Rights Information System (WRIS).

10. Site Hazard Assessment Visit, Clifford Bates, May 2, 2002.

11. Groundwater Monitoring Report, Second Quarter 2001: U-Haul Facility #703-56, Blaes Environmental Management, Inc.

12. U.S. EPA SITEINFO GIS Query for lat./long. of site for U Haul #703-56.

13. U.S.G.S. Topographic Quad. Map, Pasco, WA 7.5 Min. series.

14.WASHINGTON RANKING METHOD

ROUTE SCORES SUMMARY AND RANKING CALCULATION SHEET

Site Name: U Haul Region: Central

Street, City, County: 800 - 812 Columbia Drive, Kennewick, Washington

Facility ID: 333

This site was(**X**) ranked,( ) re-ranked, on June 25,2002 based on the August 28,2001 quintile values from a total of 771 assessed/scored sites.

Pathway	Route Scores	Quintile Group number(s)
SW-HH	NS	N/A
Air - HH	NS	N/A
GW-HH	36.6	3
SW-En	NS	N/A
Air-En	NS	N/A

Priority scores:

$3^2/8 = 9/8 = 1.125$ round up to 2

$\frac{H^2 + 2M + L}{8} = 2$

$\frac{H^2 + 2L}{7} = N/A$

Use the matrix presented to the right, along with the two priority scores, to determine the site ranking. N/A refers to where there is no applicable pathway (e.g. typically with ground water route-only sites).

Human Health \ Environment	5	4	3	2	1	N/A
5	1	1	1	1	1	1
4	1	2	2	2	3	2
3	1	2	3	4	4	3
2	2	3	4	4	5	3
1	2	3	4	5	5	5
N/A	3	4	5	5	5	NFA

(DRAFT) / FINAL

Matrix ("bin") Ranking: 3, _____ No Further Action

CONFIDENCE LEVEL: The relative position of this site within this bin is:

_____ almost into the next higher bin.
__X__ right in the middle, unlikely to ever change.
_____ almost into the next lower bin.