SITE HAZARD ASSESSMENT

WORKSHEET 1

Summary Score Sheet

SITE INFORMATION:

Portco Corp Pedigo Products
4000 SE Columbia Way
Vancouver, WA 98661-5578

Section/Township/Range: Sec. 36/TS2N/R1E
Latitude: 45º 37' 01" Longitude: 122º 37' 37"
Ecology Facility Site ID No.: 30759

Site scored/ranked for the February 2008 update
October 19, 2007

SITE DESCRIPTION (management areas, substances of concern, and quantities):

Portco Corp Pedigo Products was listed on the Washington Department of Ecology's (Ecology) Confirmed and Suspected Contaminated Sites (CSCS) List on October 2nd, 1996, with a status of awaiting site hazard assessment (SHA). The site was formerly registered under the Independent Remedial Action Program (IRAP) for removal of several Underground Storage Tanks (UST's) and contaminated soil. However, according to a letter from Ecology's Dick Heggen, dated January 21, 1997, a "No Further Action" (NFA) was not available due to inadequate information/data.

Mr. Heggen's letter stated, "Tanks 3 & 4: Only one soil sample was collected for each tank location, analyzed only for benzene, toluene, ethylbenzene, & xylenes (BTEX) (sample holding time was exceeded). The sample detection limit for the BTEX analyses was 50 ppm, which is above the Models Toxics Control Act (MTCA) Method A Cleanup standards. One sample had 6,800 ppm xylene. No TPH gasoline or lead analyses was performed…"[8] Since the letter states many other inconsistencies with the original attempted cleanup reports, an NFA could not be issued.

Currently, the site consists of two large industrial commercial buildings. The site parcels are paved with large building complexes being used for business. The business occupying the large industrial building to the West is Portco Products, Inc. The smaller commercial building to the East consists of several business offices.

On September 6, 2006, Ecology sent a letter to the site owner(s) notifying them that Clark County Public Health's (CCPH) Environmental Health Division would conduct a Site Hazard Assessment (SHA). On Wednesday, August 8, 2007, CCPH arrived onsite for a site visit to evaluate site conditions. Site conditions consist of active commercial and industrial use.

As a result of this SHA, this site is scored and ranked due to the documented presence of BTEX constituents in on-site subsurface soils exceeding the MTCA Method A (Industrial Land Use) cleanup levels.

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):

Due to the significant contamination documented on-site being primarily subsurface, the surface water and air routes are not applicable for WARM scoring for this site. Thus, only the groundwater route will be scored.

ROUTE SCORES:

Surface Water/Human Health:	**NS**	Surface Water/Environmental.:	**NS**
Air/Human Health:	**NS**	Air/Environmental:	**NS**
Groundwater/Human Health:	**44.1**		

OVERALL RANK: 3

WORKSHEET 2
Route Documentation

1. **SURFACE WATER ROUTE –** *Not Scored*
   a. List those substances to be considered for scoring: Source: __

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

   c. List those management units to be considered for scoring: Source: __

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

2. **AIR ROUTE –** *Not Scored*
   a. List those substances to be considered for scoring: Source: __
   b. Explain basis for choice of substance(s) to be used in scoring:

   c. List those management units to be considered for scoring: Source: __

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

3. **GROUNDWATER ROUTE**
   a. List those substances to be considered for scoring: Source: 1

      BTEX constituents.

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

      These substances were detected in on-site subsurface soil samples associated with the site in concentrations exceeding their respective MTCA Method A cleanup levels.

   c. List those management units to be considered for scoring: Source: 1

      Subsurface soils.

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

      The contaminating substances were detected in on-site subsurface soil samples in concentrations exceeding their respective MTCA Method A cleanup levels.

WORKSHEET 6
Groundwater Route

1.0 SUBSTANCE CHARACTERISTICS

1.1 Human Toxicity

	Substance	Drinking Water Standard (µg/L)	Value	Acute Toxicity (mg/ kg-bw)	Value	Chronic Toxicity (mg/kg/day)	Value	Carcinogenicity		Value
								WOE	PF*	
1	Benzene	5	8	3306 (rat)	3	-	ND	A	0.029	5
2	Ethylbenzene	700	4	3500 (rat)	3	0.1	1	-	-	ND
3	Toluene	2000	2	5000 (rat)	3	0.2	1	-	-	ND
4	Xylene (total)	10,000	2	50 (human)	10	2	1	-	-	ND

* *Potency Factor*

Source: 1,3

Highest Value: 10
(Max = 10)

Plus 2 Bonus Points? 2

Final Toxicity Value: 12
(Max = 12)

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

Cations/Anions	OR	Solubility (mg/L)
1=		1= $1.8 \times 10^3 = 3$
2=		2= $1.5 \times 10^2 = 2$
3=		3= $5.4 \times 10^2 = 2$
4=		4= $2.0 \times 10^2 = 2$

Source: 1,3

Value: 3
(Max = 3)

1.3 Substance Quantity:

Explain basis: Unknown, use default = 1

Source: 1,3

Value: 1
(Max=10)

2.0 MIGRATION POTENTIAL

		Source	Value
2.1	**Containment (explain basis):** 1)No liner = 3; 2)Low permeability cover = 1; 3)No leachate collection system = 2.	4,6	**6** (Max = 10)
2.2	**Net precipitation:** 22.9" – 5.7" = 23.2"	5	**3** (Max = 5)
2.3	**Subsurface hydraulic conductivity:** sand, silt	2, 4	**3** (Max = 4)
2.4	**Vertical depth to groundwater:** groundwater depth approx. 15 ft bgs	1, 4	**8** (Max = 8)

3.0 TARGETS

		Source	Value
3.1	**Groundwater usage:** public supply, but alternate sources available with minimum hookup requirements	7	**4** (Max = 10)
3.2	**Distance to nearest drinking water well: ≤** 600 feet	7	**5** (Max = 5)
3.3	**Population served within 2 miles: √ pop.** = >10,000	7	**100** (Max = 100)
3.4	**Area irrigated by (groundwater) wells within 2 miles:** 431.5 **(0.75)*√# acres =** 16	7	**16** (Max = 50)

4.0 RELEASE

	Source	Value
Explain basis for scoring a release to groundwater:	1	**0** (Max = 5)

SOURCES USED IN SCORING

1. Independent Remedial Action Report (IRAP) by AGRA Earth & Environmental, Portland, Oregon, June 19, 1996.
2. Soil Survey of Clark County, Washington, November 1972.
3. Washington State Department of Ecology, Toxicology Database for Use in Washington Ranking Method Scoring, January 1992
4. Washington State Department of Ecology, WARM Scoring Manual, April 1992.
5. Washington Climate – Net Rainfall Table
6. Arial Photo, GIS Clark County MapsOnline.
7. Washington State Department of Ecology, Water Rights Application System (WRATS) printout for two-mile radius of site.
8. Department of Ecology letter to Pedigo Products, January 21, 1997.