FSID 53365837
CSID 2625

WORKSHEET 1
SUMMARY SCORE SHEET

Note: This document currently has no provision for sediment route scoring.

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

Former Unocal 76 (a.k.a. Durand Distibuting)
920 North 6th Avenue
Yakima, WA 98902

Parcel number: R=18 T=13 S=13 -31506 Site scored/ranked for the February 2000 update

Latitude: N 46° 36' 48.3"
Longitude: W 120° 31' 09.8"

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

This site is an operating fuel distributing plant that was built in the 1950s. It was originally a UNOCAL/76 Products company bulk plant, but was sold to Tosco Distributing Company on March 31, 1997. Gay land Roberts of Apple Valley Distributing is currently in the process of buying the site.

Existing site features include a warehouse with an attached office, an above ground storage tank farm consisting of four 20,000 gallon and three 10,000 gallon steel tanks, a pumping station and two dispensers associated with the above ground tanks, two 1,000 gallon racing gas above ground tanks, a loading rack, and two unloading racks. To the north of the site is an upholstery business and residences. To the east of the site is a commercial laundry. To the south of the site is commercial and residences. To the west of the site is a storage yard and then residences.

Site assessment activities were conduction by Pacific Environmental Group, Inc. in October of 1997. This assessment included soil testing and ground water testing. Petroleum hydrocarbons were detected in the soil samples (diesel: 27.5 to 820 ppm; oil: 26.7 to 3440 ppm; gasoline: 166 ppm; toluene: 0.0505 ppm; ethyl benzene: 0.241 ppm; and xylenes: 0.114 to 0.857ppm). Groundwater was encountered at 14 feet below ground surface (bgs) and was also impacted (gasoline: 183 to 39,500 ppb; diesel: 748 to 388,000 ppb; oil: 814 ppb; benzene: 321 to 3.360 ppb; ethyl benzene: 75.5 to 717 ppb; toluene: 20.8 to 6,210 ppb and xylenes: 1.17 to 3,640 ppb). In addition, methyl tertiary butyl ether (MtBE) was detected in the groundwater (16.5 ppb).[1]

In March of 1999, Geo Engineers, Inc. conducted additional site characterization. Soil results from this assessment found no petroleum hydrocarbons above MTCA method A levels. However, free product was found in the monitoring wells during the March 1999 assessment. Free product was not present in the monitoring wells in April of 1999.[2] Groundwater was encountered at 21 feet bgs. Subsurface soils consisted of cobbles and gravel with varying amounts of silt and sand.

This contamination was the result of a subsurface spill and the contamination is below asphalt. Due to the fact that the contamination is below asphalt and there is no pathway open for it to reach the air, the air route was not scored. The surface water route was not scored because the closest surface water is over ½ mile away and there is no known pathway to it. MtBE was not used to score the site because toxicity data could not be found.

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):

No clean up has occurred at this site. The 1997 and 1999 data yields the same score for this site, so the most recent data (1999) was used to score the site. Using TPH-gasoline instead of BTEX to score this site yields the same score, so TPH-gasoline was used.

Site assessment activities by Geo Engineers, Inc. in March of 1999 were not as extensive as those performed by Pacific Environmental Group in October of 1997. Also, groundwater levels in October are much higher than in March due to the fact that the area in and around Yakima is irrigated all summer and fall. This raising and lowering of the ground water causes what can be described as the "smear zone": contamination is encountered by ground water during the high ground water season (late spring, summer, and fall). This contamination is then "smeared" in the soil as the ground water drops during the winter. This effect can also explain why free product may not enter the monitoring wells in the winter after any product existing in the wells has been removed. There is no information regarding free product in the monitoring wells in the fall of 1999.

PATHWAY SCORES:

Surface Water/Human Health: N/A ; Surface Water/Environ.: N/A ;

Air/Human Health: N/A ; Air/Environmental: N/A ;

Ground Water/Human Health: 56.2 .

OVERALL RANK: 2 .

WORKSHEET 2
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE

Not Applicable/Not scored

2. AIR ROUTE

Not Applicable/Not scored

3. GROUND WATER ROUTE

List substances to be considered for scoring:

diesel
gasoline

Source: 1, 2, 3, 4, 5

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

Diesel, gasoline (including BTEX), and methyl-tertiary butyl ether (MtBE) were the only contaminants found at this site. Gasoline was used instead of BTEX because they essentially are the same thing and yield the same score. MtBE was not used because toxicity characteristics could not be found.

List management units to be considered in scoring:

Spill to soil.

Source: 1, 2, 3, 4, 5

Explain basis for choice of unit used in scoring.

The contaminants have been spilled to the soil and found in the ground water.

WORKSHEET 4
SURFACE WATER ROUTE

Not Applicable/Not Scored

WORKSHEET 5
AIR ROUTE

Not Applicable/Not Scored

3.0 TARGETS

3.1	Ground Water Usage:	Public supply, but alternative sources available with minimum hookup requirements	Source: 7	**Value: 4**
3.2	Distance to Nearest Drinking Water Well:	600-1300 feet	Source: 8	**Value: 4**
3.3	Population Served within 2 Miles:	$(5300)^{-2} = 72.9$	Source: 9	**Value: 73**
3.4	Area Irrigated by (Groundwater) Wells within 2 miles:	$.75(942)^{-2} = 23.02$	Source: 7	**Value: 23**

4.0 RELEASE

Explain basis for scoring a release to ground water: Source: 1,2,4,5 **Value: 5**

Both diesel and gasoline were found in the ground water.

SOURCES USED IN SCORING

1. *Summary of Assessment Activities, Pacific Environmental Group, Inc., February 1998*
2. *Additional Site Characterization and March 1999 Ground Water Sampling Activities, Geo Engineers, Inc., May 1999.*
3. *Toxicology Database For Use In Washington Ranking Method Scoring, Washington State Department of Ecology, January 1992*
4. *September 1999 Ground Water Sampling Activities, Bulk Plant 0888, Yakima, Washington, Geo Engineers, October 25, 1999*
5. *Washington Ranking Method Scoring Manual, April 1992*
6. *Washington Climate for Grant, Kittitas, Klickitat, and Yakima Counties, May 1979.*
7. *Water Rights Application Tracking System*
8. *Site Visit by Yakima Health District Personnel on November 17, 1999*
9. *Yakima County Geographical Information System.*