CSID 1023

WORKSHEET 1
SUMMARY SCORE SHEET

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

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

City Parcel
708 N. Cook
Spokane, WA. 99202

E-32-0040-000

Latitude	117°	22'	51.74"
Longitude	47°	39'	23.62"

Section 16, Township 25N, Range 43E

Site scored/ranked for August 31, 1999 Update

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

The subject site is a commercially zoned lot (M2 light industrial) of approximately 28,400 square feet (142' x 200') with a masonry block and steel sided building covering approximately 19,000 square feet. The north side of the building is a fenced gravel parking and storage area. The site has flat terrain and is predominantly surrounded by commercial-light industrial use; There are a few residences proximate to the site that seem associated with the surrounding commercial activities.

Historical records of past usage indicate that the building was constructed around 1945 and was used as a service garage and cabinet shop. In 1961, until 1979, the Spokane Transformer Company occupied the property. Both repairs of electrical transformers and the manufacture of new transformers was conducted at this location. City Parcel a shipping and receiving parcel business has occupied the site from 1981 to present.

Site history documents reveal a initial site visit was conducted 4/15/76 by the Environmental Protection Agency (EPA) during an identification and control of polychlorinated biphenyls (PCB) agency effort. A letter dated 8/28/76 from EPA documented the site visit at the Spokane Transformer Company. Contained within that letter were sample results of two soil samples from outside the building; one sample displayed 16,500 ug/g total PCB. The site is listed on the EPA CERCLIS list as having soil contaminated with PCB's.

Documents on file at Ecology (see reference sources used in scoring) provide a fairly detailed assessment of PCB contamination at this site. Briefly, test results of soils contaminated with PCB's above method A industrial extend downward to 20 feet below ground surface (BGS).

Test results of soils contaminated with PCB's above method A residential extend to a depth of at least 60 feet BGS with a ground water static level interface at 53 feet BGS.

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):

In accordance with MTCA 173-340-745 WAC a review of the site and surrounding area along with the site zoning classification and city comprehensive plan has rendered a determination that Method A residential cleanup levels shall be applied to this site.
The area is zoned M2 light industrial/manufacturing and the existing comprehensive plan is industrial. The GMA however is not far enough along at this time to declare future usage in this area.

Currently observations of the area activities are primarily commercial activity with public access. A few residential properties are proximate to the site. The decision to apply Method A residential cleanup standard is primarily based on public access to the site and the disclosed likelihood that the site contaminants extend to public right of way (alley) to the east.
Secondary basis for Method A residential standard is that the contaminant is not contained and is reported to interface with groundwater.

ROUTE SCORES:

Surface Water/Human Health: **NOT SCORED (NS)** Surface Water/Environ.: **NS**

Air/Human Health: **NS** Air/Environmental: **NS**

Ground Water/Human Health: **7.5.5**

OVERALL RANK: 2

Rev. 3/10/93

WORKSHEET 2
ROUTE DOCUMENTATION

1. SURFACE WATER ROUTE. NOT APPLICABLE

No surface water or drainage's are proximate to this site. Area soils have high percolation rate and drainage migrates downward.

List those substances to be considered for scoring: Source:__

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

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

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

2. AIR ROUTE. NOT SCORED

Declaration of surface contamination included for disclosure purposes and future consideration of potential site hazards.

List those substances to be considered for scoring: Source:__
POLYCHLORINATED BIPHENYLS (PCB's)

Explain basis for choice of substance(s) to be used in scoring.
NOT SCORED

Laboratory analysis of surface soil displayed PCB concentrations which exceed MTCA Method A residential (and industrial) cleanup level of 1.0mg/kg. (Summary lab results of soil

sampling 4/15/97 display PCB 1260 levels from 58.9 -2610.0 mg/l)

List those management units to be considered for scoring: Source:__
PCB contaminated surface and shallow soils.

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

NOT SCORED
Summary lab results of soil sampling 4/15/97 display PCB 1260 levels from 58.9 -2610.0 mg/l. All samples taken were surface soils. Additional sampling performed 3/25-26/97 displayed surface soil contamination up to 536.0 mg/kg PCB's

WORKSHEET 2 (CONTINUED)
ROUTE DOCUMENTATION

3. GROUND WATER ROUTE

List those substances to be considered for scoring: **Sources:** 1. a-f
POLYCHLORINATED BIPHENYLS (PCB's)
TPH-GASOLINE
TPH-DIESEL

Explain basis for choice of substance(s) to be used in scoring.
Laboratory analysis of soil boring adjacent to dry well located near the southeast portion of the City Parcel property displayed PCB contamination in subsurface soils above MTCA Method A residential cleanup levels (City Parcel WW-1 Summary lab results of soil sampling 11/17/97 displayed PCB levels up to 30.7 ppm)
* soil samples taken below static groundwater level at 53 feet exceed Method A residential and will be considered a release to groundwater.
TPH-G and TPH-D contamination was disclosed in document:
All American Geotechincal dated September 12, 1994 Letter to George Maddox.
Contaminants were discovered under the building described as "contaminated water on top of saturated gravels".

List those management units to be considered for scoring: **Sources:** 1. a-f
Contaminated subsurface soils and groundwater.

Explain basis for choice of unit to be used in scoring.
This site is scored on the basis of the above contaminants being detected at concentrations that exceed MTCA cleanup levels in soil(PCB) and the presence of free product (TPH-G, TPH-D) under the building.

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.
1. PCB	0.5	10	1315	3	****	ND	B2	7.7	6	
2. TPH-G	5.0	8	3306	3	****	ND	A	0.029	5	
3. TPH-D	20.0	6	490	5	0.004	3	**	**	ND	
4.										
5.										
6.										

*Potency Factor

Sources: 2, 3
Highest Value: 10
+2 Bonus Points? 2
Final Toxicity Value: 12

1.2 Mobility (Use numbers to refer to above listed substances)
Cations/Anions: or

Solubility(mg/l): **1,**(3.1E -02=V0) **2,**(1.8e+03=V3) Source: 3 **Value: 3**
3,(3.0E+01=V1)

1.3 Substance Quantity: 28,400 SQ/FT x 3' = 3155 cu/yds. Source: 3 **Value: 4**
Explain basis: Estimation based directives from WARM scoring manual. Limited information of site contaminant profile displays deep (>60 feet) contamination associated with dry well also show surface contamination in most locations including under building. Conservative estimate based on property square footage times 3.

2.0 MIGRATION POTENTIAL

2.1 Containment Spills discharges and contaminated soil Source: 3 **Value: 10**
Explain basis: *** note dry well contamination with deep (60') migration that interfaces with static groundwater level (Fed. sole source aquifer.)

2.2 Net Precipitation: 7.2 inches Source: 4 **Value: 1**

2.3 Subsurface Hydraulic Conductivity: $>10^{-3}$ Source: 5 **Value: 4**

2.4 Vertical Depth to Ground Water: 0 feet Source: 1e. 6 **Value: 8**

WORKSHEET 6 (CONTINUED)
GROUND WATER ROUTE

3.0 TARGETS

3.1 Ground Water Usage: Fed. Sole source aquifer Source: 7 **Value: 10**

(Max.=10)

3.2 Distance to Nearest Drinking Water Well: ~8000 ft Source: 7, 8 **Value: 1**

(Max.=5)

3.3 Population Served within 2 Miles: √pop. =√182,000=426 Source: 8 **Value: 100**

(Max.=100)

3.4 Area Irrigated by (Groundwater) Wells
within 2 miles: 0.75√no. acres, = 300 Source: 9 **Value: 13**
0.75√ =0.75 (17)= 13

(Max.=50)

4.0 RELEASE

Explain basis for scoring a release to ground water: Source: 1e. **Value: 5**

(Max.=5

Document: George Maddox & Assoc. Inc. dated February 16,1997 City Parcel Exploration boring and groundwater sampling discloses depth of contamination >1.0 ppm to 62 feet interfaces with static water level at 53.3 feet. Discussion of sample quality with turbid sample vs clear sample can be questioned due to low solubility of PCB. Reasonable to predict groundwater release due to interface of contaminated soil with groundwater.

SOURCES USED IN SCORING

1. a) Environmental Assessment Report. North 708 Cook Street, Spokane, Washington, Commercial Environmental Services, Inc., December 24, 1993

   b) Continued Sampling Letter, City Parcel, All American Geotechnical, September 12, 1994.
   c) Memorandum, City Parcel Site - Sources of Soil Contamination, George E. Maddox, September 28, 1994.
   d) Results of Reconnaissance Soil Testing for PCB's at City Parcel, 708 N. Cook St. and Alleyway to East, George Maddox & Associates, Inc., April 23, 1997.
   e) City Parcel - Exploration Boring and Groundwater Sampling, George Maddox & Associates, Inc., February 16, 1998.
   f) City Parcel - Lab Results of Soil and Groundwater Sampling, North Creek Analytical, Miscellaneous Site Sample Test Results, Various Dates.

2. Toxicology Database - Washington Ranking Method Scoring (WARM)

3. WARM Scoring Manual

4. Washington Climate, Spokane Co. WSU Dept. of Agriculture

5. Soil Survey of Spokane Co. Washington, USDA Soil Conservation Svc.

6. Washington Department of Ecology, Well Logs.

7. Aquifer Sensitive Area overlay Zone Map, Spokane Co. Washington

8. Washington Dept. of Health Drinking Water Information Network

9. Water Resources Information System Washington Dept. of Ecology

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