

**Site Hazard Assessment  
Recommendation for No Further Action**

**Pacific Rim Land  
3537 Chelan Highway  
Olds Station, Chelan County, WA 98801  
Ecology Facility Site ID No. 9933425  
August 8, 2008**

**Background**

On June 11, 1994, the Washington State Department of Ecology (Ecology) Central Regional Office (CRO) received a combined Release Report and Independent Remedial Action Report Summary regarding a cleanup of a site involving spent sandblasting sand. The site at that time was treated as an independent cleanup site under the Model Toxics Control Act (MTCA) and was not entered into the Toxics Cleanup Program (TCP) contaminated sites database until September 23, 2004. On October 25, 2007, the site status was changed to: Awaiting site hazard assessment (SHA).

**Site Description**

The Pacific Rim Land site is a 2.85 acre commercial property, zoned as medium intensity industrial, east of Chelan Highway (Highway 97A) in Olds Station, Chelan county, about two miles north of Wenatchee, WA. A real estate transaction involving the purchase of the property resulted in an early 1994 environmental site assessment (ESA). It was found that a sand blasting cleaning operation had been set up at the southeast corner of the site property which used silica sand to remove paint from construction equipment and tanks.

**Site Investigations**

The ESA resulted in sampling of the spent silica sand and analyzing for the presence of metals. The only contaminant reported was lead at 290 mg/kg (ppm). This is somewhat in excess of the current MTCA Method A cleanup level for unrestricted soil use of 250 ppm, but well below the Industrial Level of 1000 ppm. Leaching characteristics testing showed satisfactory results and allowed Waste Management, Inc., to accept approximately five to six cubic yards of sandblast material that had been scraped up for disposal at their East Wenatchee landfill.

**Site Hazard Assessment**

The site owners were notified by Ecology in January of 2008 that an SHA would be conducted on this site by Tom Guthrie of the Chelan-Douglas Health District, who made a site visit shortly thereafter. As he is unable to finish this assessment due to personal reasons, I can only state here that his conversation with the site owner/representative during that visit, as relayed to me via CRO, was that

there would be no reason why the site wouldn't at that time be given a recommendation of no further action (NFA) as a result of Tom's observations during the site visit.

### **Pathway Information**

Analytical results from samples taken during cleanup activities at the site documented the lack any threat to human health and the environment through the **Soil** route of exposure.

The **Surface Water Pathway** is not likely a significant route of potential exposure at this site, as any possibly lead contaminated soil remaining at the site would be subsurface and at some overland distance from the Columbia River to the east.

The **Air Pathway** is also likely not of any significant concern due to the entirely subsurface nature of any possibly remaining contamination and the lack of any significant number of residents within a half mile of the site.

With the contaminant source documented to be removed from the site and the lack of appreciable numbers of public water supply wells within a two-mile radius, it is highly unlikely the **Groundwater** route is at risk from this site.

### **Conclusions and Recommendations**

It is recommended that this site receive no further action under MTCA, based on WAC 173-340-310(5)(d)(ii): that a release of a hazardous substance has occurred at the site, but in the department's judgment, does not pose a threat to human health or the environment.

### **References**

- 1) Release Report and Independent Remedial Action Report Summary, 3537 Chelan Highway, Olds Station, Chelan County, Washington, Hammond, Collier & Wade, June 10, 1994.
- 2) SHA Site Visit, January 2008.
- 3) Washington State Department of Ecology, Water Rights Application System (WRATS) printout for two-mile radius of site.
- 4) Washington Department of Health, Sentry Internet Database printout for public water supplies.