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September 22, 2003

Washington Department of Ecology Central Regional Office Toxics Cleanup Division 15 West Yakima Ave -- Suite 200 Yakima, WA 98902-3452



Subject: Petroleum Release Report Henningsen Cold Storage Co. 2025 Saint Street Richland, Washington 99352

F5# 5228191

This letter is to notify the Washington Department of Ecology (DOE) of a recent discovery of a petroleum release associated with a sub-floor heating system at our Richland, Washington facility. Henningsen Cold Storage Co. (Henningsen) operates a cold storage warehouse at 2025 Saint Street in Richland, WA, 99352, Benton County.

INTRODUCTION & BACKGROUND

Henningsen retained Creekside Environmental, LLC (Creekside) to replace approximately 4,800 gallons of diesel in a floor heating system with ethylene glycol. The system uses waste heat recovered from the building's ammonia refrigeration system to heat the fluid in the sub-floor piping. Glycol now in the system is circulated through loops beneath the building to keep soil beneath the building from freezing. During the conversion on July 1, 2003, Creekside discovered that diesel from the system had impacted onsite soils. The leak appeared to have originated from a cracked 4" diameter black steel pipe buried beneath the building. The pipe that leaked, located beneath the floor of a small room adjacent to the employee break room where the system pump was once located, has been abandoned in place (See attached drawing for location of abandoned pipe and spill). The piping system in the area of the leak has been replaced and re-routed above ground.

Creekside began vacuum excavation of soils beneath the pump room on July 3, 2003. Soils beneath the concrete slab were vacuum excavated through a hole in the floor used to access the pipes. Approximately 6 feet of soil was able to be excavated from beneath the cracked pipe and in the area surrounding the pipe without jeopardizing the integrity of the building. Excavation was completed on July 7, 2003. Creekside removed 13.3 tons of soil from the source area beneath the cracked header pipe. The soil was transported to Columbia Ridge Landfill in Arlington, Oregon for disposal.

A confirmatory sample was collected by Creekside from the "worst case" area beneath the release area. This boring was hand augered on July 7, 2003 (sample location is not numbered but is shown

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inside the excavation area in the compressor room, refer to Figure 2 attached). The sample was laboratory analyzed for total petroleum hydrocarbons using method NWTPH-Dx by Specialty Analytical Laboratory located in Tualatin, Oregon. Laboratory analysis indicated that the sample contained 17,300 parts per million (ppm) petroleum hydrocarbons in the diesel range (TPH-Dx). The sample was also analyzed for BTEX and PAHs. Benzene was not detected in the sample; naphthalene was present at 27.3 ppm.

SUBSURFACE INVESTIGATION

On July 8, 2003, Creekside attempted to hand auger soil samples to evaluate the extent of diesel impacts on subsurface soils from the release. Eight holes were drilled through the concrete slab to allow access to soil beneath the building. Creekside attempted to collect hand-augered subsurface samples from these locations; however, refusal was met at approximately 5 feet in each of the boring locations due to rocky soil conditions. Creekside retained ESN Northwest to conduct direct push sampling using limited access equipment inside the building. On August 15, 2003, ESN Northwest drilled four borings in accessible areas around the release (labeled as Nos. 1, 2, 3, and 9 on Figure 2, see attached). Several soil samples were collected from each boring. Petroleum was detected in only one of the sample locations (B-3) located approximately 20 feet north of the release area at 5 feet below ground surface (bgs). The sample contained 7,130 ppm TPD-Dx. The diesel release appears to have followed the 4-inch diesel pipe as a preferential pathway. Boring B-9 was collected from B-9 at 2, 5, 8, and 11 feet below ground surface (bgs), indicating that the release may be confined to the uppermost soils under the building.

Henningsen Cold Storage Co. is very aware of and sensitive to its responsibilities to protect Washington's water quality and we are committed to being a good corporate citizen. We plan to complete an internal and independent investigation at our facility, managed by our consultant (Creekside), and we are committed to implementing any reasonably required actions necessary to resolve this issue. Our investigation is ongoing with our consultant Creekside and a full final report with laboratory data and a risk assessment section will be submitted in the next couple of weeks as soon as Creekside has it completed. I can be reached at (503) 531-5400 for any questions you may have as they relate to this matter.

Respectfully Submitted,

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Paul Henningsen, Director of Corporate Development and Engineering Henningsen Cold Storage Co.

| Cc: | Mike Henningsen: | Henningsen Cold Storage Co. |
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| | Bob Lawyer: | Henningsen Cold Storage Co. |
| | Brent Jorgensen: | Creekside Environmental Consulting, LLC |

Encl: Site Location Map, Sampling Map, Well Log Location Map



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Figure 1- Site Location Map

Henningsen Cold Storage 2025 Saint Street Richland, Washington 99352



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