

**Abbreviated
Preliminary Assessment for
GVD Property
(Formerly a Kootenai County Landfill Site)**

Kootenai County



**State of Idaho
Department of Environmental Quality**

December 2012



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

C.L. "Butch" Otter, Governor
Curt Fransen, Director

December 24, 2012

Mr. Ken Marcy
U.S. Environmental Protection Agency
12928 SW 276th Street
Vashon, WA 98070

Subject: Abbreviated Preliminary Assessment (APA) Report for the GVD Property (Formerly a Kootenai County Landfill Site)

Dear Mr. Marcy:

The Idaho Department of Environmental Quality (DEQ) is contracted by Region 10 of the U.S. Environmental Protection Agency (EPA) to provide technical support for completion of preliminary assessments at various industrial sites on private or state lands. GVD Commercial Properties currently owns the GVD property.

Site inspections involving direct observations confirmed that potential contaminants of concern, including derivatives from solid waste, may exist in concentrations that present a threat to human health or the environment. The GVD property is located near occupied commercial buildings in Coeur d'Alene, Idaho. Although no hazardous materials were evident during the site visits, solid waste is documented as landfilled on the site. Further assessment of waste generated contaminants impact on the Rathdrum Prairie Aquifer would be far more expensive than removal of the waste to a subtitle D permitted facility. It is therefore recommended the site be referred to the DEQ solid waste removal program to work with the parties responsible for the landfill to remove the waste.

A link to the Abbreviated Preliminary Assessment Report for the site can also be found on DEQ's Preliminary Assessment Web page at:

<http://www.deq.idaho.gov/waste-mgmt-remediation/remediation-activities/mining-preliminary-assessments.aspx>

If you have any questions about these sites, the report, or DEQ's recommendations, please do not hesitate to call me at (208) 373-0563.

Respectfully,

A handwritten signature in black ink, appearing to read "Tina Elayer".

Tina Elayer
Mine Waste Specialist

attachments

cc: GVD Commercial Properties
DEQ VCP Program
DEQ Brownfields Program
PA File

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Introduction

This is an abbreviated preliminary assessment (APA) for the GVD property in Coeur d'Alene, Idaho. This document provides the rationale for the determination of "other action." This site will be referred to the State solid waste program. Therefore, no additional analysis or site investigation is necessary from U.S. Environmental Protection Agency (EPA) for the GVD property. Section 1 provides the APA checklist filled out by the assessor to determine that an APA was warranted and that no further action is required from the Idaho Department of Environmental Quality (DEQ). The following sections contain additional relevant information and evidence to support the APA, including historical and geologic information (Section 2), photographs (Section 3), maps (Section 4), and references generated during the site visit or desktop research (Section 5).

Preparer: Geoff Harvey **Date:** 10/22/2012
Idaho Department of Environmental Quality
2110 Ironwood Parkway
Coeur d'Alene, ID 83814
208-666-4614
Geoff.harvey@deq.idaho.gov

Site Name: GVD Property

Previous Names (aka): Moen Site, formerly a Kootenai County landfill site

Site Owner: GVD Commercial Properties

Address: 1106 West 9th Avenue
Spokane, WA 99204

Site Location: The site is currently vacant land between the 1600 block of West Appleway and Lee Court in Coeur d'Alene, Idaho
Township 50 North, Range 4 West, Section 2

Latitude: 47.70713°N **Longitude:** -116.80576°W

Description of release (or potential release) and its probable nature:

The GVD property was investigated by DEQ on October 18, 2012, for potential releases of heavy metals by airborne, surface water, or ground water pathways. Additionally, DEQ investigated potential discharges of other deleterious materials, such as petroleum products. No deleterious materials, petroleum products, or ground water seepage were evident at the site during the October 18th inspection. However, earlier inspections, during proposed development, identified that solid waste landfilling had occurred on the site in the past. Contaminant release to the Rathdrum Prairie Aquifer below the site cannot be excluded by the site inspections.

Section 1. APA Checklist

Task 1—Superfund Eligibility Evaluation

Assessor, if all answers are “no,” continue to task 2; otherwise, explain any “yes” answers below and then skip to task 3.	YES	NO
1. Is the site currently in the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) or an “alias” of another site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Is the site being addressed by some other remediation program (i.e., federal, state, or tribal)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Are the hazardous substances that may be released from the site regulated under a statutory exclusion (e.g., petroleum, natural gas, natural gas liquids, synthetic gas usable for fuel, normal application of fertilizer, release located in a workplace, naturally occurring, or regulated by the Nuclear Regulatory Commission, Uranium Mill Tailings Radiation Control Act, or Occupational Safety and Health Administration)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Are the hazardous substances that may be released from the site excluded by policy considerations (i.e., deferred to Resource Conservation and Recovery Act corrective action)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Is there sufficient documentation to demonstrate that there is no potential for a release that constitutes risk to human or ecological receptors (e.g., comprehensive remedial investigation equivalent data showing no release above applicable or relevant and appropriate requirements (ARARs), completed removal action, documentation showing that no hazardous substance releases have occurred, or an EPA-approved risk assessment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Assessor, please explain all “yes” answer(s):

Regarding question 5: Site inspection involving direct observations do not confirm that contaminants of concern, including hazardous materials do not exist in concentrations that present a threat to human health or the environment. Existing photographs demonstrate the site was a solid waste landfill site used on occasion by the City of Coeur d’Alene and /or Kootenai County. The nature of the material landfilled at this site is unknown. No airborne pathways currently exist to any of the nearby residences or commercial establishments. Several residences are within a quarter mile of the GVD Property. Public water systems have wells near the property as part of their source water area. The assessment to establish impact to the designated sole source Spokane Valley-Rathdrum Prairie Aquifer would be more costly than simple removal of the waste by the responsible parties: the City of Coeur d’Alene and/or Kootenai County. The cost to drill ground water monitoring wells on the property to assess ground water impacts would be \$20,000 per well. The three wells required for monitoring would cost \$60,000. Backhoe and haul truck time to remove the waste to a properly sited and approved landfill facility (Fighting Creek) would likely be less than a fifth of this cost.

Task 2—Initial Site Evaluation

If information is not available to make a “yes” or “no” response below, further investigation may be needed. In these cases, the assessor should determine whether an APA is appropriate.

If the answer is “no” to any of questions 1, 2, or 3, proceed directly to task 3. **YES** **NO**

- | | | |
|--|-------------------------------------|-------------------------------------|
| 1. Does the site have a release or a potential to release? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the site have uncontained sources containing CERCLA-eligible substances? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Does the site have documented on-site, adjacent, or nearby targets? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the answers to questions 1, 2, and 3 above were all “yes,” then answer questions 4–7 before proceeding to task 3. **YES** **NO**

- | | | |
|---|--------------------------|--------------------------|
| 4. Does documentation indicate that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Is there an apparent release at the site with no documentation of exposed targets, but targets are on site or immediately adjacent to the site? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Is there an apparent release and no documented on-site targets or targets immediately adjacent to the site, but targets are nearby (e.g., within 1 mile)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Are there uncontained sources containing CERCLA hazardous substances, a potential to release with targets present on site or in proximity to the site, but no indication of a hazardous substance release? | <input type="checkbox"/> | <input type="checkbox"/> |

Notes:

The GVD property is located in a commercially zoned area of Coeur d’Alene. Solid waste materials were evident during earlier site visits. Although no discharge to the surface occurs, discharge of contaminants to the Rathdrum Prairie Aquifer cannot be easily confirmed or rejected.

During the site assessment, DEQ used references from several different documents, including United States Geological Survey (USGS) maps, county tax rolls, and historical reports. These documents often have different spellings for claim names, town sites, and/or geographic features. DEQ has retained the spelling from the original source document.

Table 1 parallels the questions above and should be used by the assessor to make decisions during task 3. Table 1 identifies different types of site information and provides some possible recommendations for further site assessment activities based on that information. The assessor should use Table 1 in determining the need for further action at the site, based on the answers to the questions in task 2. Assessors should use professional judgment when evaluating a site. An assessor’s individual judgment may be different from the general recommendations for a site given below.

Table 1. Site assessment decision guidelines for a site.

Suspected/Documented Site Conditions	EPA-Recommended Site Assessment Activities
1. There are no releases or potential to release.	APA
2. No uncontained sources with CERCLA-eligible substances are present on site.	APA
3. There are no on-site, adjacent, or nearby targets.	APA
4. There is documentation indicating that a target (e.g., drinking water wells, drinking surface water intakes, etc.) has been exposed to a hazardous substance released from the site.	APA → SI or PA/SI
5. There is an apparent release at the site with no documentation of exposed targets, but there are targets on site or immediately adjacent to the site.	APA → SI or PA/SI
6. There is an apparent release and no documented on-site targets and no documented targets immediately adjacent to the site, but there are nearby targets. Nearby targets are those targets that are located within 1 mile of the site and have a relatively high likelihood of exposure to a hazardous substance migration from the site.	Full PA
7. There is no indication of a hazardous substance release, and there are uncontained sources containing CERCLA hazardous substances, but there is a potential to release with targets present on site or in proximity to the site.	Full PA

Task 3—DEQ Site Assessment Decision

When completing task 3, the assessor should use task 2 and Table 1 to select the appropriate decision. For example, if the answer to question 1 in task 2 was “no,” then an APA is appropriate and the “NRAP” box below should be checked. Additionally, if the answer to question 4 in task 2 is “yes,” then two options are available (as indicated in Table 1): (1) proceed with an APA and check the “Lower Priority SI” or “Higher Priority SI” box below or (2) proceed with a combined PA/SI.

Check the box that applies based on the conclusions of the APA checklist:

- No Remedial Action Planned (NRAP)
- Higher Priority SI
- Lower Priority SI
- Defer to RCRA Subtitle C
- Defer to NRC
- Refer to Removal Program
- Site is being addressed as part of another CERCLIS site
- Other: This site will be referred to the State solid waste program.

DEQ Reviewer:



Geoff W. Harvey

December 24, 2012

Please explain the rationale for your decision:

Site inspections involving direct observations confirmed that potential contaminants of concern, including derivatives from solid waste, may exist in concentrations that present a threat to human health or the environment. The GVD property is located near occupied commercial buildings in Coeur d'Alene, Idaho. Although no hazardous materials were evident during the site visits, solid waste is documented as landfilled on the site. Further assessment of waste generated contaminants impact on the Rathdrum Prairie Aquifer would be far more expensive than removal of the waste to a subtitle D permitted facility.

As a result of DEQ's research and observations, the department recommends that the GVD property be referred to the DEQ solid waste removal program to work with the parties responsible for the landfill to remove the waste. Sections 2 through 5 provide further support for this determination.

Section 2. Geologic Information

Numerous sources were used during desktop research prior to visiting the site. DEQ could not improve or expand upon these reports by writing additional geological text, so they are directly quoted below.

Geologic Features: The following is the description of the general area of the GVD property, which is located on the much broader aquifer, is from the Spokane Valley – Rathdrum Prairie Aquifer Atlas: 2009 Update developed by the cooperating aquifer management agencies of Washington and Idaho:

“The sole source of water for most people in Spokane County, Washington and Kootenai County Idaho is a large underground rocky formation containing high quality water called the Spokane Valley-Rathdrum Prairie Aquifer.”

The atlas describes in detail the unconfined physical nature of the aquifer, its flow dynamics, and its susceptibility to pollution from land uses above it such as the land filling on the GVD property.

Section 3. Site Conditions and Photographs

All of the GVD property photographs in this section were taken by DEQ or others on October 18, 2012.

Photo 1 shows the currently vacant GVD property site.



Photo 1. GVD property viewed from the northwest to southeast.

Photo 2 shows the solid waste exposed during a 2009 excavation of the property.



Photo 2. Solid waste located on the GVD Property following excavations in 2009.

Photo 3 shows typical solid waste excavated on the GVD property in 2009.



Photo 3. Solid waste excavated on the GVD property in 2009.

Section 4. Maps

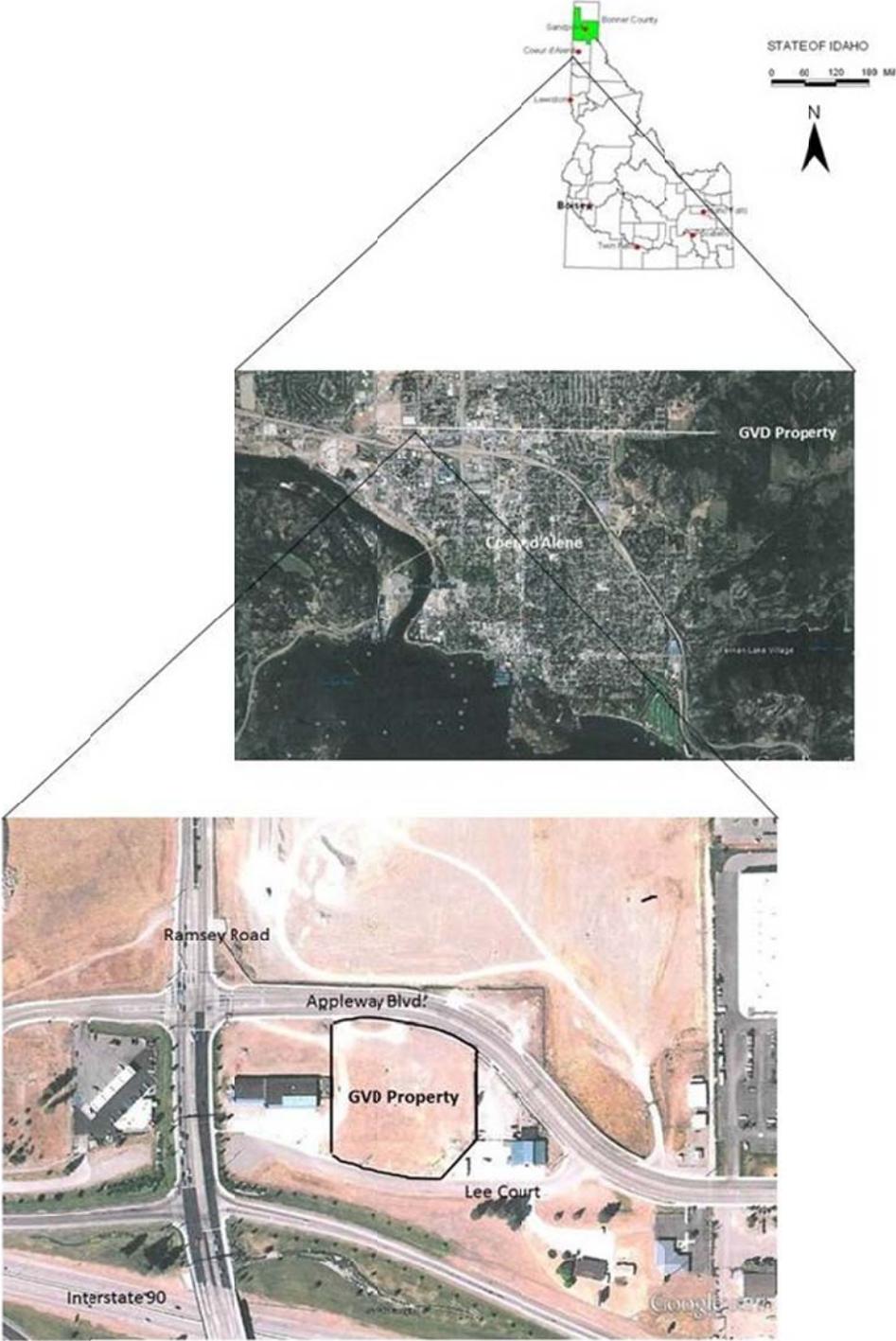


Figure 1. Location of the GVD Property in Coeur d'Alene in Kootenai County, Idaho.
(Source: Google Earth)

Form 238-7
7/98
Starships Consulting and
Management Services

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

Office Use Only		
Inspected by		
Twp	Rge	Sec
1/4	1/4	1/4
Lat:	Long:	

1. WELL TAG NO. D0054460
Drilling Permit No: 850843
Other IDWR No. 95-6468

2. OWNER Well Number: 1403
Name SALVATION ARMY KROC CENTER
Address 401 1/2 SHERMAN AVE. STE. 207
City COEUR D' ALENE State ID Zip 83814

3. LOCATION OF WELL by legal description
sketch map location must agree with written location

N	
W	E
S	

Twp. 50N North or South
Rge. 04W East or West
Sec. 3 NE 1/4 NE 1/4 SE 1/4
Gov't Lot _____ County KOOTENAI
Latitude: N47:42:345 Longitude: W116:48:690
Address of Well Site RAMSEYRD
City COEUR D' ALENE

(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

11. WELL TESTS:
 Bailer Air Flowing Artesian
Yield gal./min. Drawdown Pumping Level Time

Water Temp. COLD Bottom Hole Temp COLD
Water Quality test or comments: CLEAR
Depth first Water encountered 138

12. LITHOLOGIC LOG:(Describe repairs or abandonment)

Bore Diam.	From	To	Remarks: Lithology, Water Quality, Temperature	Water
18	0	18	Soil, Sand & Gravel	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
14	18	60	Soil, Sand & Gravel	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
14	60	138	Sand & Gravel	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
14	138	192	Sand & Gravel	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
14	192	255	Sand	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
14	255	277	Sand & Pea Gravel	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
14	277	300	Sand & Gravel	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N

4. USE:
 Domestic Municipal Monitor Irrigation
Thermal Injection Other

5. TYPE OF WORK check all that apply (Replacement, etc.)
 New Well Modify Abandonment Other

6. DRILL METHOD
 Air Rotary Cable Mud Rotary Other

7. SEALING PROCEDURES

SEAL/FILTER PACK	AMOUNT	METHOD
Material	From To Sacks or Pounds	
BENTONITE	0 18 600 LBS	TEMP / OVERBOR

Was drive shoe used? Y N Shoe Depth(s) 260
Was drive shoe seal tested? Y N How?

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
12	+3	300	.250	STEEL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Length of Headpipe 5 Length of Tailpipe _____

9. PERFORATIONS/SCREENS

Perforations Method
 Screens Screen Type JOHNSON SS

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
260	300	80	2	10	SS	<input type="checkbox"/>	<input type="checkbox"/>

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
138 ft. below ground Artesian pressure _____ lb.
Depth flow encountered 280 ft. Describe access port or control devices:




RECEIVED
APR - 3 2008
IDWR/North

Completed Depth 300 (Measurable)
Date: Started 3/17/2008 Completed 3/24/2008

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name H2O Well Service, Inc. Firm No. 448
Firm Official _____ Date 3-24-08
and
Supervisor or Operator _____ Date 3/24/2008
TODD MORGAN (Sign Once if Firm Official and Operator)

50N 04W 3.

Figure 2. Well log demonstrating the general subsurface lithology in the vicinity of the GVD property.

(Source: IDWR well log for a geothermal well located at the Kroc Center 0.35 mile northwest of the GVD property.)

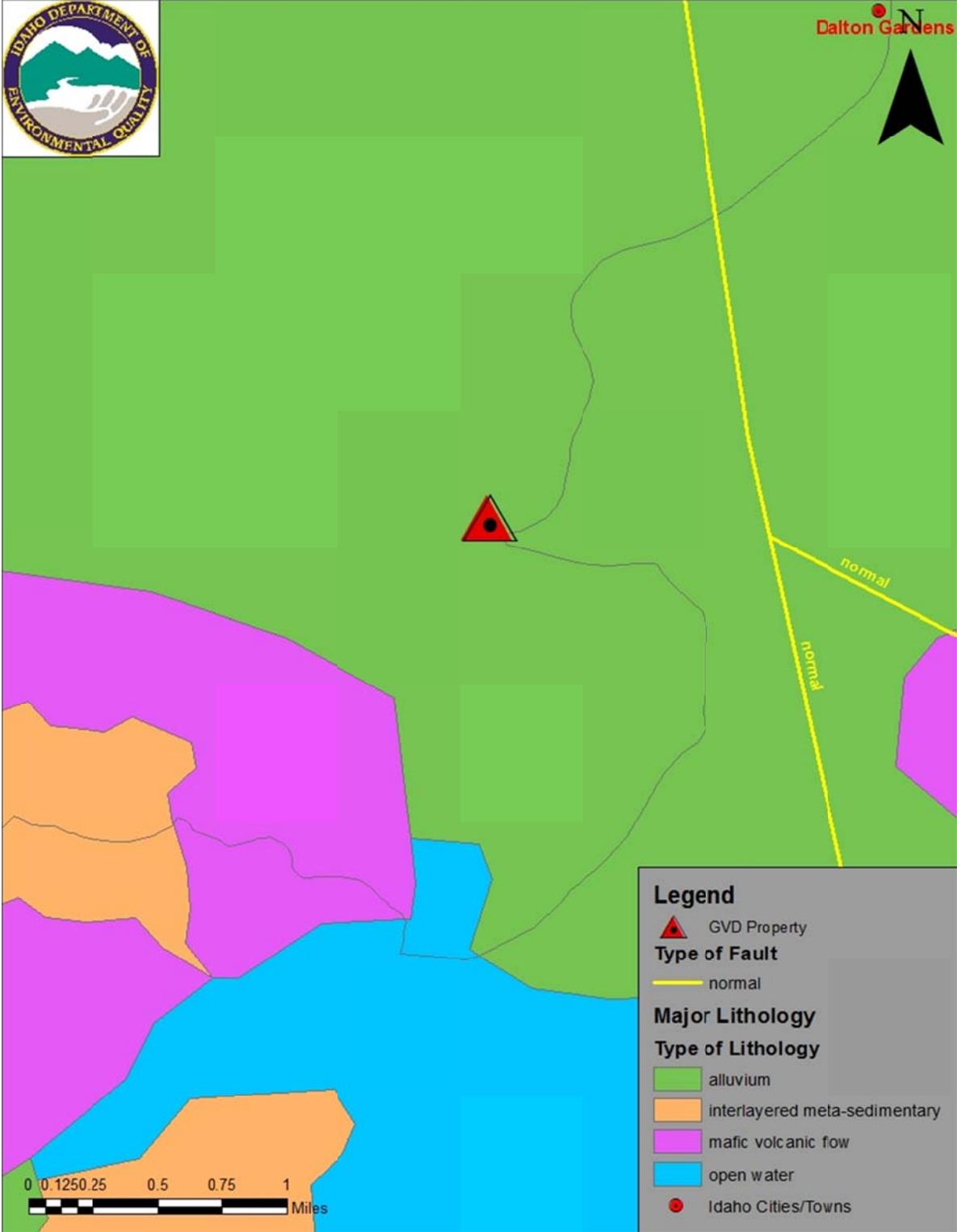


Figure 3. Map of major lithology in the vicinity of the GVD property.

(Source: SDE Feature Class, USGS 1995. Idaho GIS ArcSDE 9.2 Geodatabase)

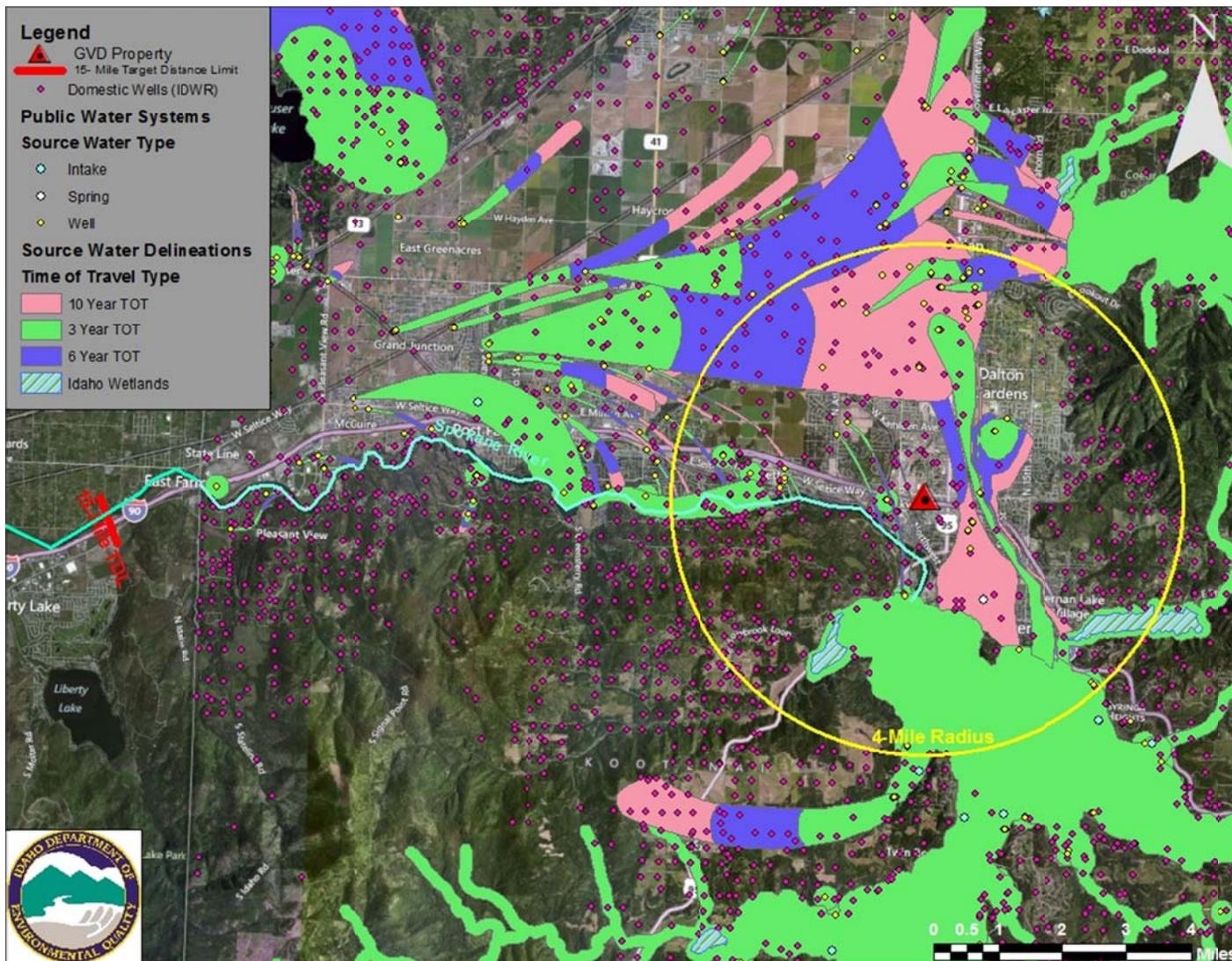


Figure 4. Domestic well and public water system locations.

There are several domestic well locations or public water systems within the 4-mile radius, 15-mile target distance limit (TDL). There are two significant wetlands within a 4-mile radius or in the general area.

(Source: Microsoft Virtual Earth Aerial with Labels © 2009 Microsoft Corporation.)

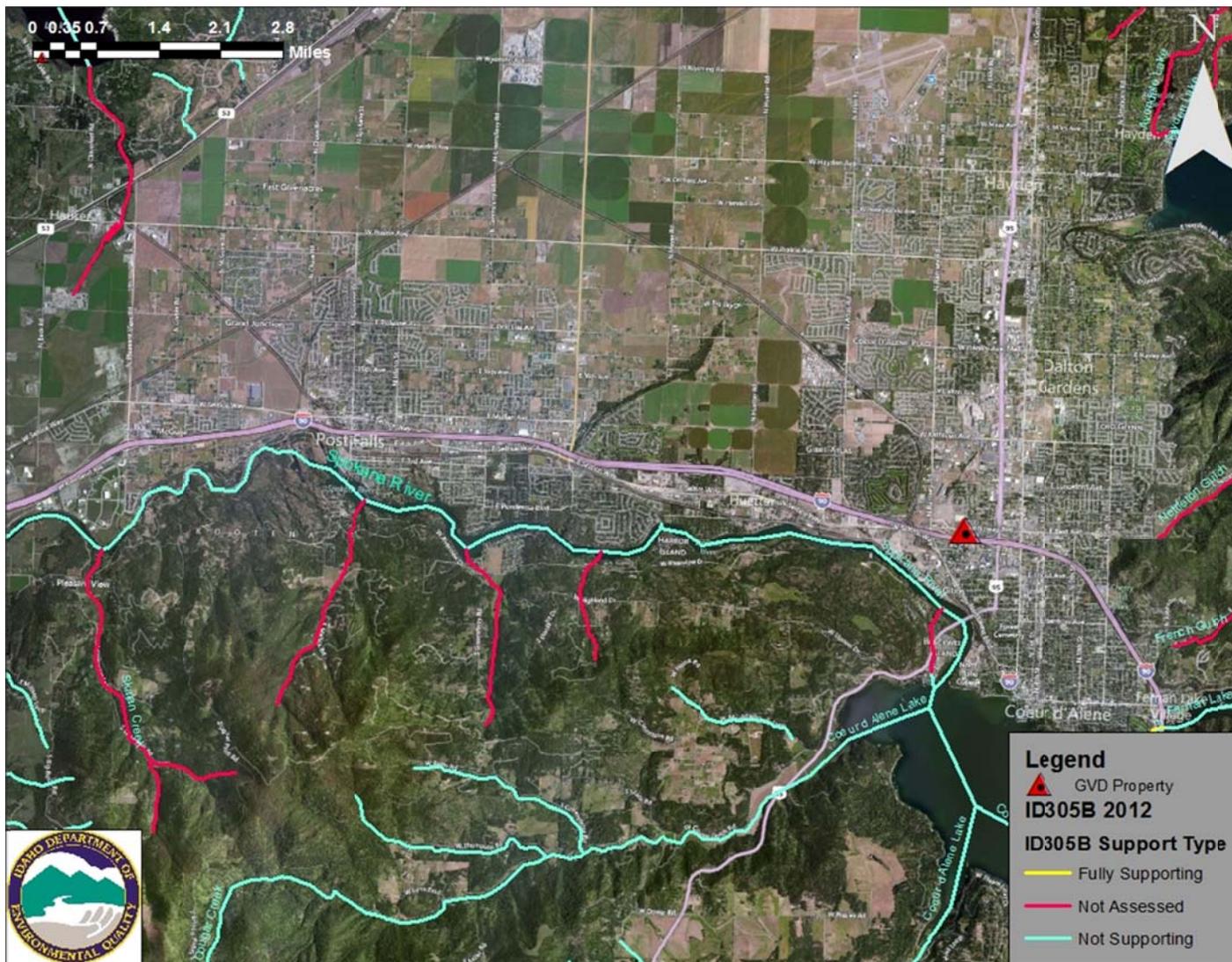


Figure 5. Sensitive streams located in the vicinity of the GVD property.
 The Spokane River is listed as “not supporting.”

(Source: Microsoft Virtual Earth Aerial with Labels © 2009 Microsoft Corporation)

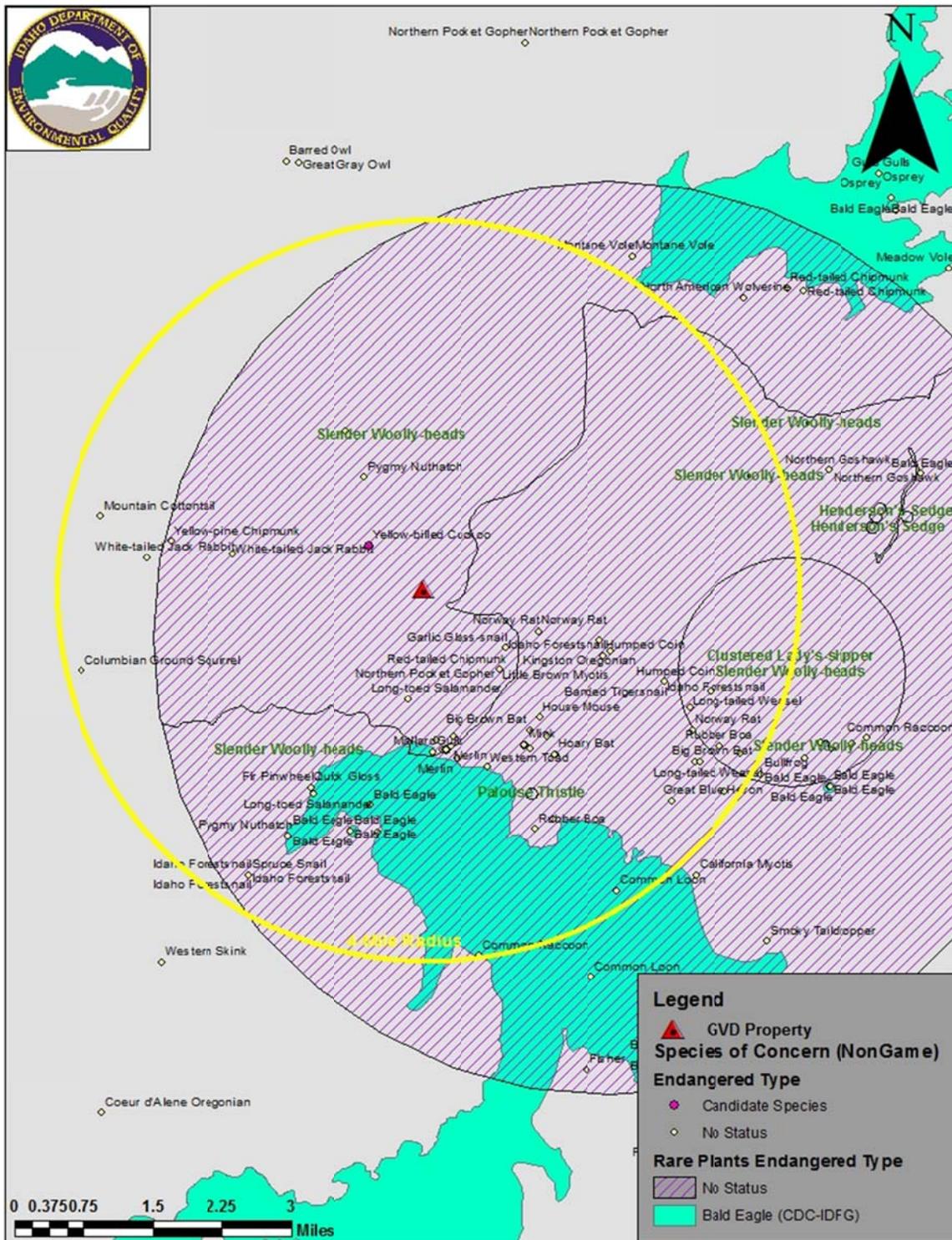


Figure 6. Plant and nongame animal species within 4-mile radius and surrounding area of the GVD property.

(Source: SDE Feature Dataset, Animal Conservation Database. Idaho GIS ArcSDE 9.2 Geodatabase)

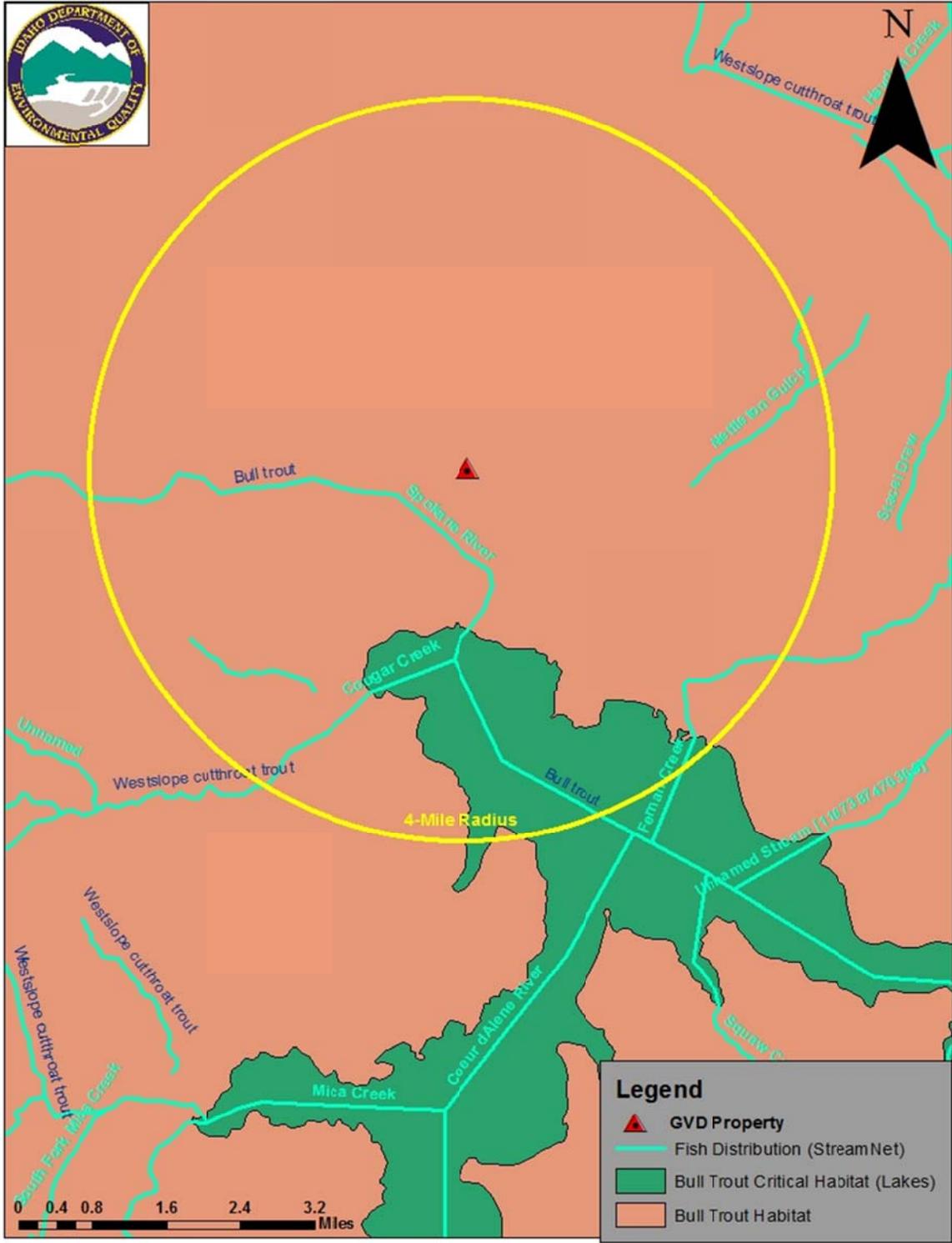


Figure 7. Fishery sensitive species within 4-mile radius and surrounding area of the GVD property. (Source: SDE Feature Dataset, Animal Conservation Database. Idaho GIS ArcSDE 9.2 Geodatabase)

Section 5. References

The Spokane Valley – Rathdrum Prairie Aquifer Atlas: 2009 Update.

GIS Coverages

Animal Conservation Database. Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

Google. October 2012. *Google Earth Maps*. Map Coeur d’Alene, Idaho.

IDFG (Idaho Department of Fish and Game). 2002. Fisheries information GIS layer.

IDWR (Idaho Department of Water Resources). 1997. COVERAGE IDOWN—Idaho Surface Ownership.

IDWR (Idaho Department of Water Resources). 2010. GIS shapefile of well database.

Major Lithology (DEQGIS83.DBO). Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

Microsoft Virtual Earth Aerial with Labels (c) 2009 Microsoft Corporation Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

NAIP (National Agricultural Imagery Program). 2004. Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

NAIP (National Agricultural Imagery Program). 2009. Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992–1999.

USGS (US Geological Society). 100K Quad Map. Using: ArcMap GIS. Version 10. Redlands, CA: Environmental Systems Research Institute, Inc., 1992-1999.