

Phase II Environmental Site Assessment Update

**Knife River Property
(Former McElroy and Wilken Gravel Pit)
Kalispell, Montana**

Prepared for:

Kellie Danielson
Flathead Economic Development Authority
314 Main Street
Kalispell, MT 59901

Prepared by:

Applied Water Consulting, LLC
P.O. Box 7667
Kalispell, MT 59904

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EXECUTIVE SUMMARY

Applied Water Consulting (AWC) was retained by Flathead Economic Development Authority (FEDA) to update the original Knife River Property Phase I Environmental Site Assessment (ESA) in order to comply with the U.S. Environmental Protection Agency's (EPA) All Appropriate Inquiry (AAI) rules. The update identified one recognized environmental condition (REC) and four environmental concerns that were not previously disclosed. Therefore, a Phase II ESA was conducted to evaluate the potential environmental impacts associated with the REC and the other environmental issues. AWC investigated and addressed the following potential contaminant sources and/or environmental concerns as part of our Phase II tasks:

- An oil-water separator containing oily-water and sludge
- Closure of the onsite septic system serving the office/scale house
- Plugging and abandonment of a high-capacity industrial supply well
- Disposition of unlabeled 55-gallon drums

Oil-Water Separator Removal and Closure

An oil-water separator, connected to both the floor drain in the truck repair shop and the exterior sump, is located adjacent to the northwest corner of the truck repair shop. The four chambers of the separator were full of oily-water and sludge at the time the Phase I ESA Update. The contents of both the exterior sump and the oil-water separator were pumped out and transported to Missoula, Montana for processing and recycling. The oil-water separator was excavated and removed on December 16, 2011. Inspection of the tank basin determined that no soil staining or odors were observed at the base of excavation. Two soil samples were collected beneath the bottom of the separator to document site conditions. A layer of gray to black stained soil was observed on the north wall of the excavation at a depth of 5 feet. Although the soil was discolored, it did not have a petroleum odor but rather a sewer odor. A third soil sample was collected from this area.

The results of the laboratory analyses for extractable petroleum hydrocarbons (EPH) reported the concentrations are below the fractionation threshold level of 200 mg/kg and therefore, no further analysis is necessary. The results of the laboratory analyses for a suite of volatile organic compounds (VOCs) reported all concentrations as not detected (ND) above the reporting limits. The results of the RCRA metals analyses were reported as ND or at concentrations substantially below Montana Tier 1 Risk-Based Screening Levels (RBSLs).

The concrete debris from both exterior sump and the oil-water separator tanks were determined to be nonhazardous materials and disposed at the Flathead County Landfill. The tank excavation was backfilled with clean pit-run fill material and graded to the surrounding land surface.

Onsite Septic Tank Closure

The office/scale house building was razed as part of site cleanup activities. The content of the septic tank that serves this building were pumped out and the tank filled with clean pit-run backfill. The tank has been abandoned in accordance with Flathead County regulations for onsite sewage treatment systems.

Plugging and Abandonment of a High-Capacity Industrial Supply Well

A high-capacity industrial supply well is located adjacent to the KRY CECRA site boundary. The well is completed in the alluvial aquifer and DEQ expressed concern that use of this well has the potential to alter the groundwater flow direction and draw contaminants from the KRY CECRA site onto the subject property. The drop pipe and pump were removed and the well casing was filled with granular bentonite chips from the bottom to the surface. A steel cap was welded on below grade in accordance with Montana Board of Water Well Contractor standards.

Disposition of Unlabeled 55-gallon Drums

Approximately 25, unlabeled 55-gallon drums were observed throughout the property. The drums are full or partially full for which the contents could not be determined. None of the drums appeared to be leaking. Knife River Corporation (KRC) personnel have transported the drums to the main operation plant located at 3131 Highway 2 East in Kalispell, Montana. The contents of the drums will be examined and characterized and the material either used or properly disposed.

The Phase II site assessment and closure tasks were successfully completed in accordance with applicable rules and guidelines. No further action is required with regard to the afore listed environmental concerns.