United States Environmental Protection Agency

GVD Property Site Investigation

Region 10

February 2022

Environmental Sampling Happening in Your Area Soon

The United States Environmental Protection Agency will conduct a sampling investigation in your area of the GVD Property site in Coeur d'Alene Idaho in the Summer/Fall of 2022. This sampling follows previous sampling events conducted by private parties which show elevated concentrations of contaminants in soil gas on the property. Soil gases are the gases found in the air space between soil particles. The concentrations indicate that there is an underground source of contamination that may be impacting groundwater, surface soils, and air within buildings on or adjacent to the property.

Site Location

The GVD Property site is located within the Coeur d'Alene City limits on the north side of Interstate 90 consisting of five separate parcels. The site is currently zoned commercial and is partially developed with one mixed-use building occupied by Firehouse Subs and Thomas Hammer Coffee Company in the northeast corner of the site, and another building in the southwest corner of the site that is currently occupied by a Cracker Barrel restaurant. A smaller, vacant building and a paved parking area are in the southeast corner of the site; the remainder of the site consists of open areas with bare soil and sparse vegetation. (See Figures 1 and 2)

Figure 1: *Site Location*

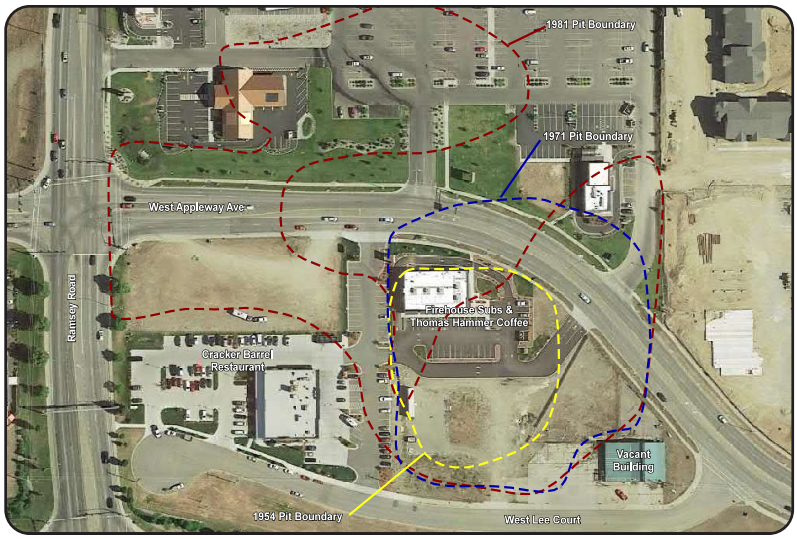

Figure 2*: Approximate extent of former pit. GVD Property, Coeur d'Alene, Idaho*

Site Background

Gravel mining began at the site in the 1950s and the mining pit was later filled with municipal waste as confirmed by several previous investigations. As evidence suggests, hazardous waste was placed in the pit prior to being backfilled and covered with soil. Figure 3 shows the approximate pit boundaries over time.

Environmental sampling was conducted by the property owner in 2018 to assess environmental conditions at the site. This study was done to support voluntary remediation measures during development of the property in order to meet the requirements of the Idaho Department of Environmental Quality (DEQ) Voluntary Cleanup Program. This investigation included sampling for soil gas on the property which revealed elevated concentrations of several contaminants. Groundwater at the site was also sampled, revealing detections of contaminants.

Site Map

Why is EPA Investigating the GVD Property Site

Based on several previous investigations, IDEQ requested that EPA conduct a sampling investigation to determine if air inside of businesses located on the property, as well as soil and groundwater, are being impacted by waste buried at the site. The investigation will also better define the nature of waste deposited in the fill area, and the volume and extent of that waste. The results of this investigation will be provided to the you and other property owners and tenants at the site. EPA will use the results to determine appropriate next steps to protect people's health at the site.

What Kind of Sampling will be Conducted as part of the Investigation?

Outdoor Sampling: EPA will sample soil, groundwater, and buried waste material at several locations on the site using borings. The outdoor sampling will also include sampling for soil gas at multiple locations.

Indoor Sampling: EPA will conduct sampling within the buildings occupied by Firehouse Subs and Thomas Hammer Coffee, as well as the Cracker Barrel restaurant and an unoccupied structure. This sampling will include indoor air sampling and sub-slab soil and soil gas sampling. Indoor sampling will be carefully coordinated with business owners and managers to ensure minimal impact to business operations. EPA will visit the site in the spring to meet with you and other property owners and tenants and explain the sampling work. EPA will work with you to identify the best locations/times to conduct indoor sampling later in the summer/fall.

How may I get more information?

For any questions, please contact **Ken Marcy**, Site Assessment Manager, 360-366-8868, marcy.ken@epa.gov

*If you need materials in another language or an alternative format please contact **Julie Congdon** at 1-800-424-4372, Ext. 2752 2752*