

EUCLID ROAD GROUNDWATER SITE  
POTENTIALLY RESPONSIBLE PARTY SEARCH  
March 2006

## **Introduction**

In September 2005, the Office of Environmental Cleanup, Removal Program requested investigative support from the Investigation and Engineering Unit (IEU), Office of Environmental Assessment. The request was for a Potentially Responsible Party Search for the Euclid Road Groundwater site, located near Reardon, Washington. This report includes the site description, historical use of the site and surrounding area, information about parties which owned or operated the contaminated well and the private wells affected by the contamination.

## **Site Background**

In October 2004, EPA conducted a Site Assessment at Fairchild Nike Battery 87, located about 15 miles west of Spokane, near Reardon, Washington. A groundwater sample was taken at the Battery well (known as the FUDS well or Euclid Road well) and Trichloroethylene (TCE) was found at 150 ppb. Drinking water standards for TCE are 5 ppb. Contamination in the Euclid Road well led to sampling private water wells in the vicinity. Three private wells were found to be contaminated. In November 2005, carbon filtration was placed on two of the three affected wells as part of an emergency response action. The third treatment system could not be installed as the owner would not upgrade the power to the well house.

## **Investigation Conducted**

IEU staff, in developing this report, reviewed documents prepared by EPA contractors for the emergency removal action. Interviews were conducted with private landowners living near the Euclid well, former employees of Fairchild Air Force Base, Washington Department of Health and Spokane Regional Health District staff working on this project. Property sale information was found at the Property Department of the General Services Administration office in Auburn, WA. The National Archives, on Sandpoint Blvd., was also contacted, but they could not locate any additional information. Two local fire districts were contacted to determine if any spills of hazardous chemicals had occurred near the well. In addition, the Spokane County Road Department was contacted to determine when roads in the area were paved or upgraded and to learn if the Department used TCE. Some property ownership information was collected at the Spokane County Tax Assessors office.

## **Site Location and Description**

The site was originally identified as a drinking water supply well located at 22900 West Euclid Road, Reardon, Washington. The well is located in Section 2, Township 25N, Range 40E of the Willamette Meridian. The area surrounding the well has been used for farming. Now most of the land is in the Conservation Reserve Program and is sitting idle.

This well was installed by the military in the late 1950's to serve the Nike Missile Battery 87 site. The well is located approximately 2 miles to the southeast of the former control site and there is a transmission pipeline from the well to the former control site, which is now privately owned.

Following private well sampling, the site was expanded to include the contaminated ground water plume which extends slightly to the northeast and to the southeast and southwest of the Euclid Road well. Both affected private wells are located to the south of the Euclid Road well.

The Euclid Road well and the former Nike Missile Battery 87 control area are owned by James and Mary Codiga of Seattle, Washington. The Spokane Hutterian Brethren, Inc. owns the property on the west and north of the Euclid Road well. Property to the east is owned Roy Nelson Farms LLC. Across Euclid Road to the south are Melvin and Darla Hall, one on parcel and Ricky and Sally Williams, on neighboring parcel. Both have contaminated wells and EPA installed treatment systems.

## Site History

According information from the residents who have lived in the area since the late 1940's, the military was planning the construction of the missile battery in the early 1950's. Official records and deeds from the GSA files indicate that the government took the property for the missile launch area, control area, and well property and waterline through a Declaration of Takings Civil No. 1404, dated June 21, 1956. A deed of sale indicated the military purchased property from the Steele family on October 4, 1956.<sup>1</sup> E.A. Holman & Co. was contracted to drill a well on this property for Fairchild Air Force Base. This well was drilled to 271 feet below ground surface (bgs) and it hit ground water at 61 feet bgs.<sup>2</sup> According to a Steele family member, who now owns the well property again; it did not produce sufficient water for the control area.

In January 1957, the U.S. Government purchased land from Frank and Lola Paul for a well site and water line easement.<sup>3</sup> E.A. Holman & Co. was contracted to drill a second well, completed in June 1956. This well was approximately 196 feet bgs and hit ground water at approximately 70 bgs.<sup>4</sup> Waterline easements were purchased from the Steele family and the Paul family. This well was used to supply water to the control area and had approximately 2 miles of waterline associated with it. Contamination found in this well triggered the EPA's removal action.

All of the information about the control area and well during the military ownership was gathered from interviews of the neighbors or former tenants of the facility. No government

---

<sup>1</sup> QuitClaim Deed, book 766, page 720, dated March 11, 1960

<sup>2</sup> Department of the Army, Drilling Log, January 1956

<sup>3</sup> Warranty Deed, dated January 21, 1957

<sup>4</sup> Department of the Army, Drilling Log, April 1956

documentation was found describing the buildings, their locations and use by the military. A neighbor, who lives south of the launch facility, recalled farming hay on about 40 acres of the base site from about 1958-1961. He remembered that there was a maintenance shop where the vehicles were serviced. Another neighbor thought the base was built in 1953 and the military left 1958. All the neighbors remember there being barracks, mess hall and radar facility at the control area. [Note: these dates are all based on recollections]. All neighbors commented how easy it was to get TCE back in the 1950's and 1960's, particularly from the Air Force Base.

The Hutterian Brethren purchased the property immediately to the west of the Euclid Road well house. The Hutterian Brethren moved to the area in 1960. According a brethren member, military buses ran along Wood Road about six times a day transporting soldiers between the different parts of the Nike Battery. The Army provided the brethren names of individuals to contact if they noticed any problems at the well house. The names were Gerry Bletcher or Aaron Sheldon, both with the U.S. Army Corps of Engineers. The well house was fenced off. A member remembers that there was never a generator at the well house to take over operation of the pump when the power failed. He observed that the power failed often and he thought it was strange there was no backup power source.

The U.S. Government put Nike Battery 87 put up for sale on June 19, 1967. The Battery was divided into separate parcel, with the Control area and well as Parcel 5. According to the sale advertisement, Parcel 5 consisted of:

“Approximately 13 concrete and wood frame buildings ranging from approximately 40 square feet of floor area to 7, 936 square feet; surfaced athletic courts; water distribution system including well with approximately 50 GPM capacity and an above ground storage tank; sanitary sewage system with drain field; steam distribution system; sidewalks, parking areas, roadways, approximately 7,394 lineal feet of chain link fencing, and other miscellaneous improvements”<sup>5</sup>

On July 10, 1967, General Services Administration announced who were the successful bidders on the Nike 87 Battery property. Valley Electric Services, Inc. of Dishman, Washington purchased Parcel 5 for \$16,850. The property was officially transferred via QuitClaim Deed Volume 891, page 267, on July 19, 1967. The grantee on this deed is Russell E. Smith and Elaine E. Smith. Mr. Smith was the owner of Valley Electric Services, Inc. According to neighbors, Mr. Smith did lots of salvaging of the buildings on the property, particularly electrical wires.

Little information was gathered about the property from the time of the government sale and the current owners. A former tenant of the property owner was interviewed and provided the some information. The tenant indicated that he lived on the property from approximately 1995 to 2004, raising emus. He remembered that three of the birds he slaughtered had tumors, but never worried about it. He remembered that there were bunkers on the site, now filled with

---

<sup>5</sup> Invitation to Bid, 10DR-66

concrete. He also stated that facility used steam heat and needed large (75,000 watt) transformers for electrical supply. He could not recall anything specific about the water supply system. He moved out in 2004, but still serves as the caretaker of the property.

During interviews with neighbors, several references were made to a possible underground tank located directly east of the well house. In November 2005, a neighbor used a metal detector over the area to see if the tank could be located. No significant anomalies were found.

### **Investigations Conducted by EPA**

Contamination of the Euclid Road Well was discovered while conducting sampling for the Preliminary Assessment and Site Inspection for the Nike Battery 87 Site in October 2004. The Euclid Road well was used as "background" sample location. Upon receiving the ground water sample results, it became clear that the well was contaminated with TCE. Thirty private wells were identified surrounding the Euclid Road well and owners were contacted to seek permission to test their wells. Eighteen well owners volunteered. On August 23, 2005 the results showed one well had TCE levels of 76 ppb.

On August 25, 2005 an EPA On-Scene Coordinator, EPA's contractor and representatives from Washington Department of Ecology and Spokane County Health Department visited with well owners around the Euclid Road Well. Between August 25 and 28, eighteen additional samples were taken from wells within a two-mile radius of the Euclid Road well. One additional drinking water well was found to contain 55 ppb TCE in their well. A livestock/irrigation well on the Hutterian Brethren property was found to contain 1.2 ppb TCE. The affected homeowners were advised to use bottled water for consumption. They were also advised to take short showers in a well-ventilated bathroom.

In October 2005, EPA's contractors installed three treatments systems on the affected wells. By October 19, the treatment systems were operational at the two residences. The system on the Euclid Road well was not operation because the property had not upgraded the electrical supply at the well house. At the time of this report, the Euclid Road well does not have treatment.

Additional ground water monitoring wells were installed surrounding the Euclid Road well to begin to determine the extent of the ground water contamination. Sampling results found high levels of TCE.

In November 2005, an EPA investigator contact the Spokane County Road Department to determine when the roads in the area where paved and if the county used TCE during any road maintenance or construction activities. Spokane County paved Wood Road in 2001. The road is concrete base with an asphalt top cover and is about 28-30 feet wide. As part of the road construction about 20 feet on either side of the road was made into drainage ditches. Euclid

Road is unpaved and is also 28-30 feet wide. The road department official stated that they did not use TCE.

Local fire departments and the National Response Center Database were queried to see if there had been any spills of chemicals in the Euclid and Wood Road area. None were found.

Both the power company and the telephone company have equipment boxes located directly across Euclid Road from the well. There is also a power pole located next to the well site. Identification on the pole was: Pole #131182, 7845, SF 1519, and SF 1514. Avista Utilities was listed as the owner of the pole and it had three transformers at the top. The telephone vault appeared to be abandoned according to EPA's OSC. Neither the power or telephone companies have been contacted.

## Property Ownership

**Euclid Road Well property:                      Spokane Parcel #05023.9007**

### Legal Description:

The south 238 feet of the east 208 feet of the SW ¼ of Section 2, Township 25N, Range 40E, Willamette Meridian

<b>Instrument/Date</b>	<b>Grantor</b>	<b>Grantee</b>	<b>Comments</b>
4062767 Quit Claim Deed December 17, 1996	Jeff J. Schwan	James A. Codiga and Mary A. Codiga	Also applies to control site Spokane Parcel #06344.9011, This documents corrects Quit Claim Deed dated June 21, 1993.
4718212 Deed of Full Reconveyance April 24, 2002	Harold M. Fetting and Barbara A. Fetting	Jeff. J. Schwan	Also applies to control site Spokane Parcel #06344.9011
8906300320 Deed of Trust June 20, 1989	Jeff J. Schwan	Harold M. Fetting and Barbara A. Fetting	Also applies to control site Spokane Parcel #06344.9011
Vol. 891 Page 267 Quit Claim Deed July 19, 1967	United State Government	Russell E. Smith and Elaine E. Smith	Also applies to control site Spokane Parcel #06344.9011 and Spokane Parcel #05031.9002 now owned by the Hutterian Brethren

Vol 714 Page 602-603 Warranty Deed January 16, 1957	Frank Paul and Lola Paul	United States Government	Well property only
---	-----------------------------	-----------------------------	--------------------

### Easement associated with Well site

#### Legal Description:

The east 30 feet of the southwest quarter of Section 2, Township 25N, Range 40E of the Willamette Meridian, Spokane County, Washington EXCEPT the south 238 feet thereof, containing 1.65 acres, more or less

Instrument/Date	Grantor	Grantee	Notes
Warranty Easement (Utility Lines and Appurtenances) January 16, 1957	Frank Paul and Lola Paul	United States Government	

### References

Fairchild Air Force Base, Dan Simmons, Base Historian, telephone conversation with EPA, November 28, 2005

Herrera Environmental Consultants, Combined Preliminary Assessment and Site Inspection Report, Fairchild Nike Battery 87 Site, Spokane County, Washington; Contract No.: 68-SO-01-03, July 2005

General Services Administration, Invitation to Bid 10DR-66, June 1967

General Services Administration, News Release 10AB-68-2, July 10, 1967

Spokane County Road Department, Pat Harper, telephone conversation with EPA, November 22, 2005

Spokane County Fire Department #10, Nick, telephone conversation with EPA, November 22, 2005

U.S. Environmental Protection Agency, Euclid Road Ground Water Site Update, internal document, November 17, 2005

Washington State Department of Health, Barbara Trejo, Telephone conversation with EPA, December 21, 2005