



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
4601 N Monroe Street • Spokane, WA 99205-1295 • 509-329-3400

May 19, 2021

Travis Trent  
Fulcrum Environmental Consulting Inc.  
207 West Boone Avenue  
Spokane, WA 99205

**Re: Opinion on Soil Sampling Plan at the following Site:**

**Site Name:** Sundance Golf Course  
**Site Address:** 8725 N Nine Mile Falls Rd, Spokane  
**Cleanup Site ID:** 15358  
**Facility/Site ID:** 78213  
**VCP Project ID:** EA0357

Dear Travis Trent:

On May 7, 2021, the Washington State Department of Ecology (Ecology) received your request for an opinion on your May 2021 Agricultural Chemicals Soil Sampling Plan for the independent cleanup of the Sundance Golf Course Facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

**Issue Presented and Opinion**

---

Upon completion of the proposed cleanup, will further remedial action likely be necessary to clean up contamination at the Site?

**YES. Ecology has determined that, upon completion of your proposed cleanup, further remedial action will likely be necessary to clean up contamination and meet all cleanup standards at the Site.**

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided as follows.

## Description of the Site

---

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:

- Heavy metals into the soil.

**Enclosure A** includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information that the parcel(s) associated with this Site are affected by other sites.

## Basis for the Opinion

---

This opinion is based on the information contained in the following documents:

1. Fulcrum Environmental Consulting, Sundance Golf Course- May 2021 Agricultural Chemicals Soil Sampling Plan, May 6, 2021.
2. Fulcrum Environmental Consulting, Revised Sundance Golf Course- December 2020 Soil Sampling Summary, February 3, 2021.
3. Fulcrum Environmental Consulting, Limited Phase II Environmental Site Assessment, Sundance Golf Course, November 10, 2020.
4. Fulcrum Environmental Consulting, Sundance Golf Course Phase I Environmental Site Assessment, May 2, 2019.

These documents are accessible in electronic form from the [Site webpage](#)<sup>1</sup>. The complete records are stored in the Central Files of the Eastern Regional Office of Ecology (ERO) for review by appointment only. Visit our [Public Records Request page](#)<sup>2</sup>, to submit a public records request or get more information about the process. If you require assistance with this process, you may contact the Public Records Officer at [recordsofficer@ecy.wa.gov](mailto:recordsofficer@ecy.wa.gov) or 360-407-6040.

This opinion is void if any of the information contained in those documents is materially false or misleading.

---

<sup>1</sup> <https://apps.ecology.wa.gov/gsp/CleanupSiteDocuments.aspx?csid=15358>

<sup>2</sup> <https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests>

## **Analysis of the Sampling Plan**

---

In April, 2021, Ecology recommended additional sampling and analysis to address data gaps in the Site soil characterization. This recommendation included sampling throughout the site in areas where agricultural chemicals were most likely applied or would accumulate, such as the greens and teeboxes as well as areas of high drainage. Analyses would include RCRA 8 metals, organochlorine pesticides, chlorinated pesticides, and chlorinated herbicides.

Ecology concurs with the selected sample locations and analyses detailed in your May 6, 2021 Soil Sampling Plan, however, Ecology also recommends the following:

- For a focused-sampling approach, Ecology requires reliable information to support the selection of sample locations as representative of areas where contamination would likely occur. Please provide additional detail on the proposed sample locations, including the selection method and criteria, sample depths and/or intervals, and screening concentrations requiring further sampling.
- Due to the approximately 90-acre extent of the property, additional samples should be collected to provide a statistically significant representation of the Site. While Ecology guidance does not provide a specific number of samples required, it would be appropriate to include a minimum of one discrete sample from each of the aforementioned putting greens and tee boxes, as well as the areas of potential drainage identified in Figure 1 of the Soil Sampling Plan. In addition, the previous Site characterization included samples primarily focused in north/south transects along the western boundary, center, and eastern boundary, and did not include large sections of the Site between these transects. If representative sampling is not planned for these areas beyond proposed samples 02 and 06, please include an explanation using historical or site-specific evidence for the exclusion.
- For samples collected in areas where soil was previously disturbed, over-excavated, graded, or backfilled, representative samples should be collected from native material if possible. This may require sampling adjacent to or below the previously excavated areas.

## **Limitations of the Opinion**

---

### **1. Opinion does not settle liability with the state.**

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion does not:

- Resolve or alter a person's liability to the state

- Protect liable persons from contribution claims by third parties.

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

**2. Opinion does not constitute a determination of substantial equivalence.**

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you proposed will be substantially equivalent. Courts make that determination. See RCW 70.105D.080 and WAC 173-340-545.

**3. Opinion is limited to proposed cleanup.**

This letter does not provide an opinion on whether further remedial action will actually be necessary at the Site upon completion of your proposed cleanup. To obtain such an opinion, you must submit a report to Ecology upon completion of your cleanup and request an opinion under the Voluntary Cleanup Program (VCP).

**4. State is immune from liability.**

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70.105D.180.

## **Contact Information**

---

Thank you for choosing to clean up the Site under the VCP. As you conduct your cleanup, please do not hesitate to request additional services. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our webpage<sup>3</sup>. If you have any questions about this opinion, please contact me by phone at (509) 342-5564 or e-mail at [ted.uecker@ecy.wa.gov](mailto:ted.uecker@ecy.wa.gov).

Sincerely,



Ted M. Uecker  
ERO Toxics Cleanup Program

tmu:hg

---

<sup>3</sup> <https://www.ecy.wa.gov/vcp>

Travis Trent  
May 19, 2021  
Page 5 of 9

Enclosures (1):      A – Site Description and Diagram

cc:      Scott Groat, Fulcrum Environmental Consulting  
         Kathleen Falconer, Ecology **KLF**  
         Erika Beresovoy, Ecology

## **Enclosure A**

### **Description and Diagram of the Site**

## Site Description

The Site is located at 9723 and 9725 North Nine Mile Road in Nine Mile Falls, WA, northeast of Spokane and east of the Spokane River and Riverside State Park. The Site consists of Spokane County tax parcels 26163.9025, 26163.9028, and 26163.9031. The Site was undeveloped until 1968, when an 18-hole golf course was constructed. The course was closed in October 2018. The Site is comprised of the non-operational golf course, a clubhouse, parking lot, four storage warehouses, and three pumphouses. There is a housing development directly bordering the Site to the north and northwest, and the planned Site use following cleanup is redevelopment into a residential community. This will require extensive subsurface construction to install utility and sewer lines to support the planned community.

The Site formerly consisted of relatively flat topography with landscaped greens and ponderosa pine trees distributed throughout, which have since been removed in preparation for redevelopment. Site geology consists of glacial outwash deposits of fine to medium-grained sands and silts atop Columbia River Basalt Group basement rock, which is estimated at greater than five feet below ground surface (bgs). Regional groundwater is located approximately 55 feet bgs, and flows northwest toward the Spokane River. Some areas of surface water accumulation are present on the Site, but there is no indication that there is strong hydraulic connectivity between these areas and the deeper aquifer.

## Site History

In May 2019, a phase I environmental site assessment (ESA) was conducted, which did not identify any recognized environmental conditions. The assessment did identify several environmental risks, including petroleum above-ground storage tanks (ASTs) and drums, historic chemical use and storage, asbestos-containing materials, radon, lead, and lighting and electrical components. Chemicals used onsite include pesticides, herbicides, and fertilizers.

In November 2020, a limited phase II ESA was conducted to confirm removal of the ASTs and stored agricultural chemicals, collect soil samples to identify any potential releases of agricultural chemicals or petroleum hydrocarbons. Fourteen soil samples were collected and analyzed for gasoline-range petroleum hydrocarbons (GRPH), diesel-range petroleum hydrocarbons (DRPH), oil-range petroleum hydrocarbons (ORPH), benzene, toluene, ethylbenzene, xylenes, lead, polycyclic aromatic hydrocarbons (PAHs), organophosphorus herbicides, and chlorinated pesticides. Petroleum-contaminated soil was identified at one foot bgs within the covered storage area where the ASTs were located. Approximately 16.3 tons of soil were excavated from the area and disposed at Graham Road regional landfill. Three confirmatory soil samples were collected from the excavation; toluene and xylenes were detected in the sample, but all analytes were below MTCA Method A cleanup levels.

In December 2020, additional soil sampling was conducted, which consisted of 181 surficial samples collected throughout the golf course. All samples were analyzed for arsenic, lead, and mercury. Mercury was identified in six locations at concentrations ranging up to 21 mg/kg,

Travis Trent  
May 19, 2021  
Page 8 of 9

greater than 10 times the cleanup level of 2 mg/kg.

In April 2021, remedial excavations were conducted to remove the areas of known mercury contamination, as well as confirm that no remaining soil contained mercury exceeding the MTCA Method A cleanup level.



Site Diagram

