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NODO Spokane LLC
Attn: Chris Batten
502 W. Riverside Suite 103
Spokane, WA 99201

February 17, 2020

Project X19570

**Project: Normandie Facility Remediation
Spokane, WA**

Subject: Soil Management Plan

Dear Mr. Batten,

We prepared this soil management plan at your request for submittal to the Washington State Department of Ecology (WSDOE) and your contractor for redevelopment of a portion of the Normandie Facility Remediation Site under the Model Toxics Cleanup Act (MTCA) Voluntary Cleanup Program. This plan is intended to address potentially contaminated soils remaining on site which might be encountered during construction.

Project Considerations

The Normandie Facility Remediation site will have new development and subdivision of the 5.37-acre parcel

The site was previously occupied by the City of Spokane's Maintenance Yard including underground storage tanks (USTs), floor drains, and pits in maintenance areas. This resulted in contamination of soils with heavy metals and petroleum as well as ground water contamination with Arsenic. It is possible that areas with residual soil contamination may be encountered during redevelopment.

Soil Management Plan

We recommend that gravel surfacing and soils that do not appear to be contaminated be excavated and stockpiled separately from potentially contaminated soils. Soils which are darkly stained or exhibit unusual odor or coloration should be stockpiled on plastic and covered with plastic for future evaluation. Do not allow contaminated soils to be spread or mixed with the other soils. Please contact us for further evaluation if potentially contaminated soils are encountered.

The contractor should prepare a written Health and Safety Plan (HASP). The HASP should incorporate all required County, State, and Federal health and safety provisions. The HASP shall include the relevant requirements of the Federal Occupational Safety and Health Act of 1970 (OSHA), all amendments, and other applicable health regulations.

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X19570 Normandie Facility Remediation – Soil Management Plan

The HASP must be approved by the Engineer prior to commencing work at known contaminated areas and kept onsite while cleanup work is in progress. The HASP shall identify all applicable personal protective equipment (PPE) and personal hygiene measures to be used during associated intrusive activities and measures to reduce/eliminate potential exposure to workers and the public to known contaminants.

The contractor shall develop a site-specific HASP for handling potentially contaminated soil. Workers conducting excavations must use appropriate PPE and identified personal hygiene measures as required by OSHA and the Washington Industrial Safety and Health Act (WISHA), as described in the HASP. A Hazardous Waste Operations Supervisor shall be onsite at all times during excavation or other exposure to potentially contaminated soils.

NODO Spokane should provide this Soil Management Plan to its management, maintenance and independent contractors involved in construction and maintenance at the site. NODO Spokane should maintain records of the location, depth and volume of potentially contaminated soil hauled off-site for disposal.

Thank you for the opportunity to be of service to you on this project. Please call if there are any questions or if we may provide additional assistance.

Prepared by:
Budinger & Associates, Inc.



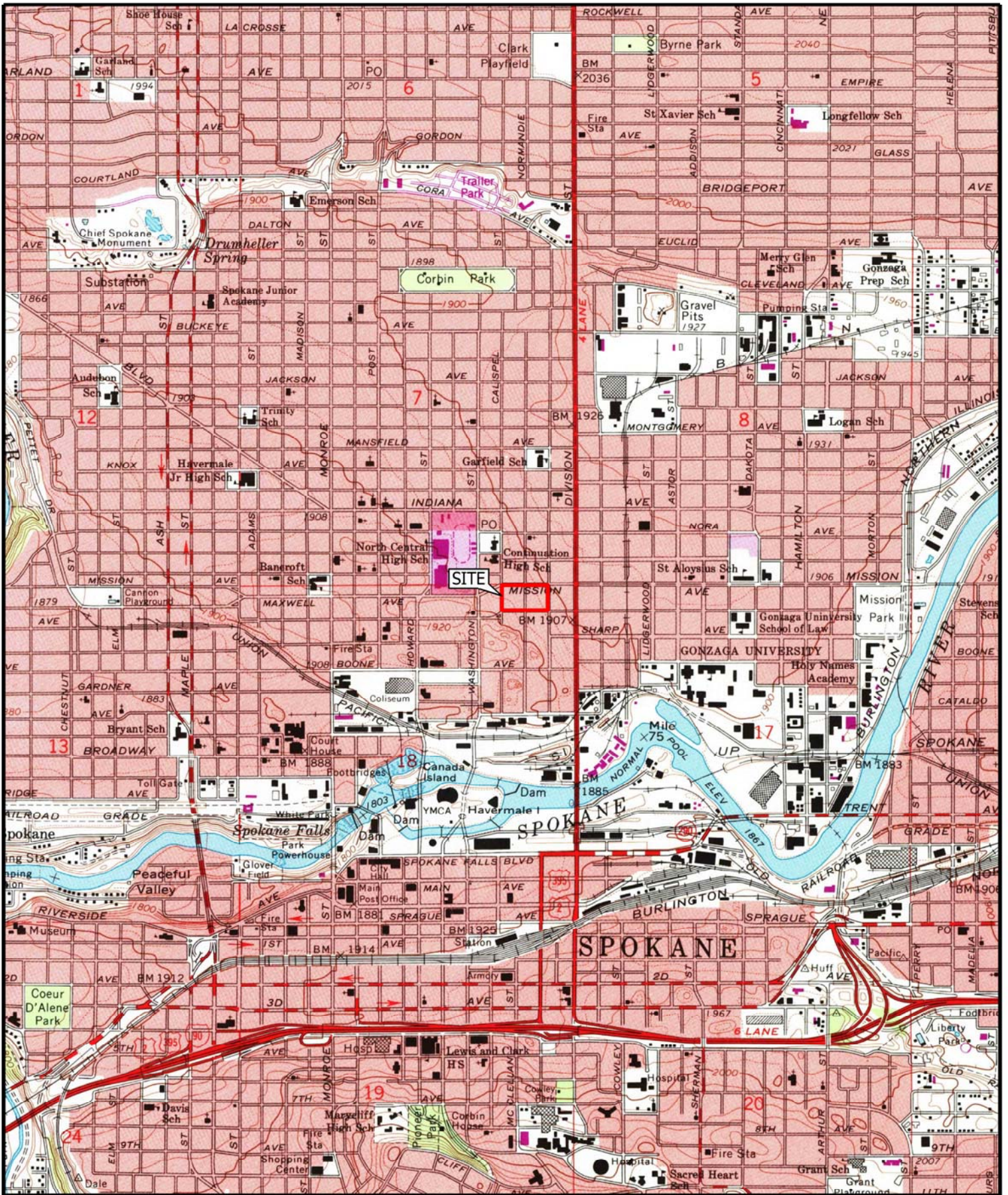
Galen Ribellia, EIT
Staff Engineer





Stephen D. Burchett, PE
Environmental Services Manager

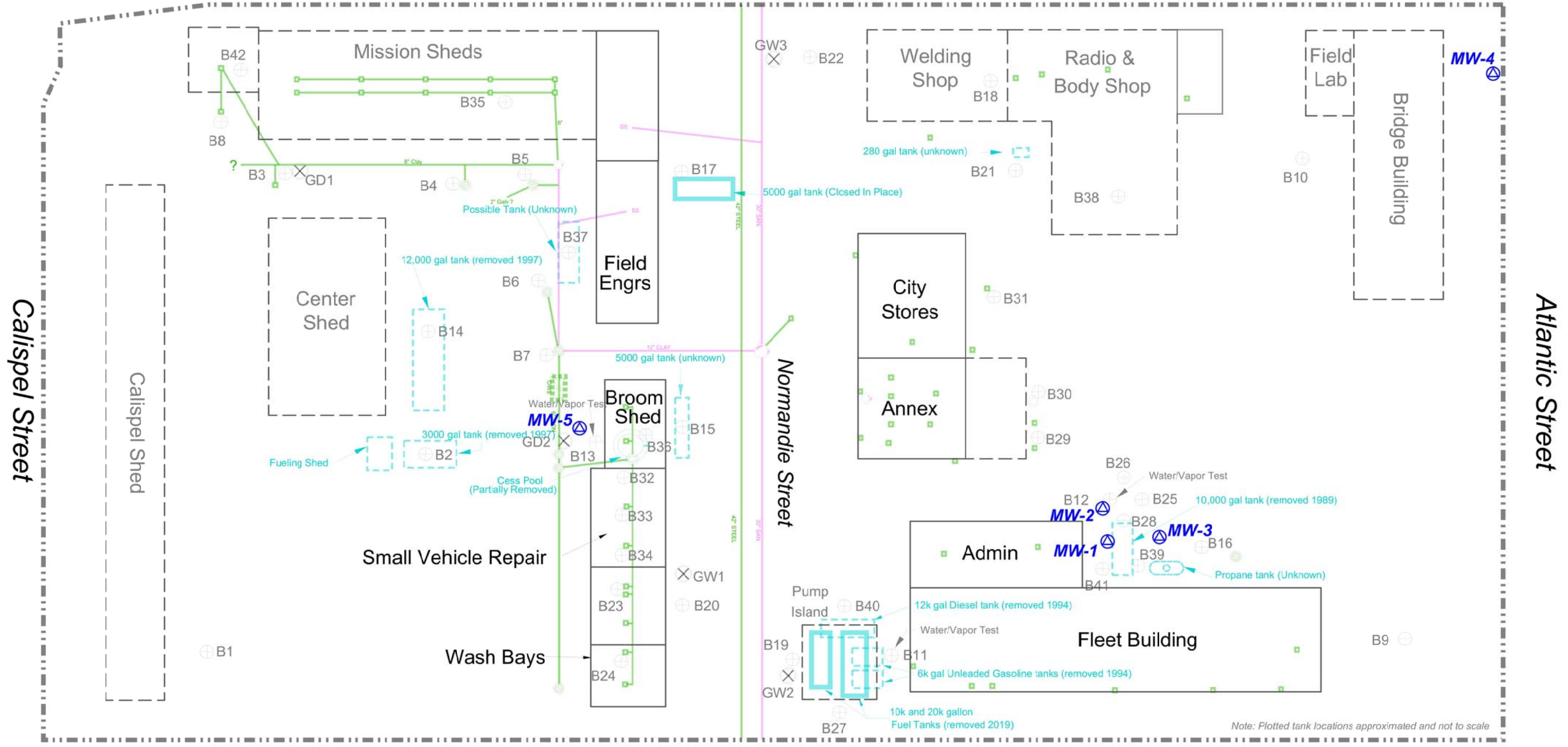
Attachments:

- Vicinity Map
- Site Plan



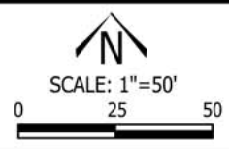
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|---|--|--|--|--|
|  SCALE: 1"=2000' 0 1000 2000 | SECTION 18 T 25 N R 43 E USGS 1974 |  Budinger & Associates | VICINITY MAP NORMANDIE FACILITY REMEDIATION SPOKANE, WASHINGTON | FIGURE 1 PROJECT NUMBER X19570 DATE: 8/2019 |
|---|--|--|--|--|

Mission Avenue



Note: Plotted tank locations approximated and not to scale

- ⊕ Test Borings (B1)
- ⊗ Surface Samples (SS1)
- Small Floor Drains
- Larger Drains and Dry Wells
- ▭ Existing Tanks (Known)
- ▭ Removed Tanks
- ▭ Structures Removed
- ⊕ Monitoring Wells (MW-1)



SITE PLAN

NORMANDIE FACILITY REMEDIATION
SPOKANE, WASHINGTON

FIGURE 2

PROJECT NUMBER X19570
DATE: 02/2020