



# Welcome to the Zoom Meeting

Please connect your audio and join.

No sound? We will do a sound check at 6:25 p.m.

## Join

Connect Audio & Join

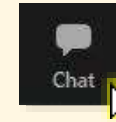


**Tip**

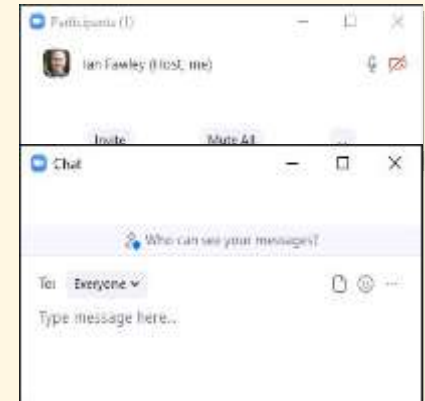
Try your computer audio *first*.

If you'd like, you can test your speaker and microphone *before* joining.

## Participate



Question?  
Need help?  
Chat with us!



Turn on the Chat box from your toolbar.

## Audio

**A** Best Option: Use computer for audio

**B** If selecting "Phone Call"...

- Dial: **253-215-8782**
- Enter Zoom Meeting ID **828 6315 3177**, followed by "#"
- Enter the Passcode **502400**, followed by "#"





# Sundance Golf Course

Ted Uecker, Erika Beresovoy

Facility/Site ID 78213, Cleanup Site ID 15358

Voluntary Cleanup Program project EA0357

# Two options for site cleanup

## Ecology-supervised

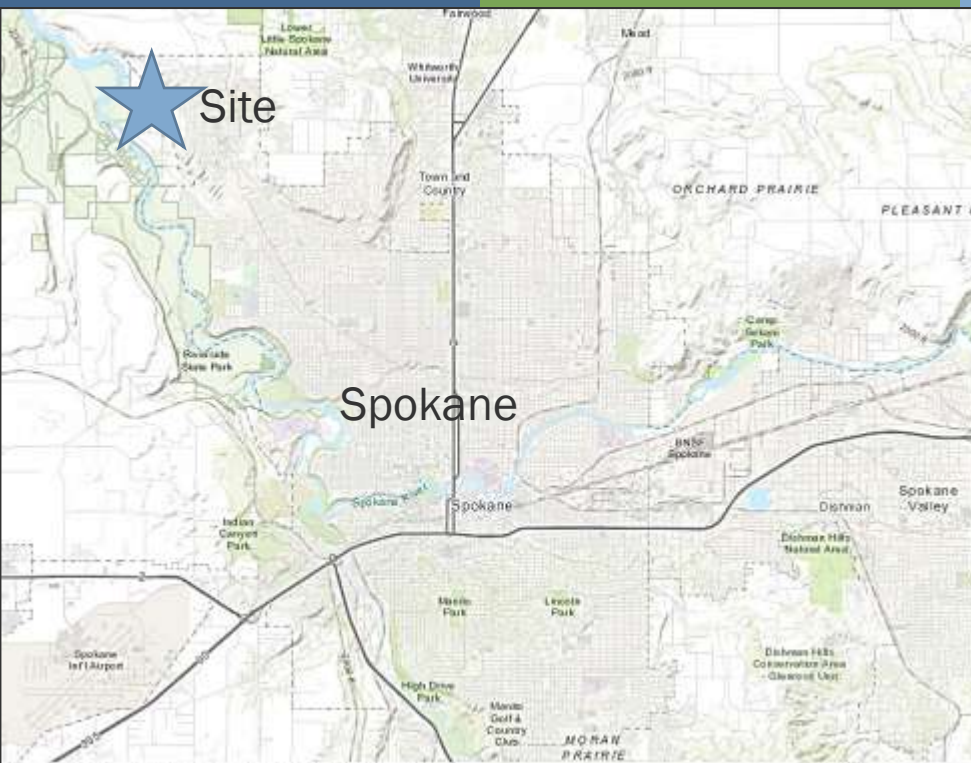
- Legal agreement sets schedule and scope of work
- All liable parties can be included
- Public comment periods for plans and reports
- When a consent decree is used, it settles owner's liability with the state

## Independent

- Voluntary Cleanup Program offers technical assistance for a fee
- No legal agreement
- Any party can fund and conduct cleanup
- Does not settle liability with the state



# Redeveloping an 89-acre golf course into housing



**Soil contaminated  
with mercury and  
pesticides**



# Cleanup

## 2019

**May:** Phase I ESA –

Identify potential environmental hazards

- Petroleum drums and ASTs, fertilizers, pesticides, herbicides stored in maintenance shed

**Sept:** Phase II ESA –

Sampling to confirm soil contamination

- Drums/ASTs removed, shed demolished, petroleum confirmed in soil



ESA – environmental site assessment  
AST – above-ground storage tank



# Cleanup

## 2020

- **Oct:** Contaminated soil excavated from maintenance shed, sampling to confirm confirmation removed
- **Dec:** More soil sampling throughout golf course for arsenic, mercury, and lead
  - 181 samples collected from 73 locations
  - Mercury found in shallow soil in six areas



# Cleanup

## 2021

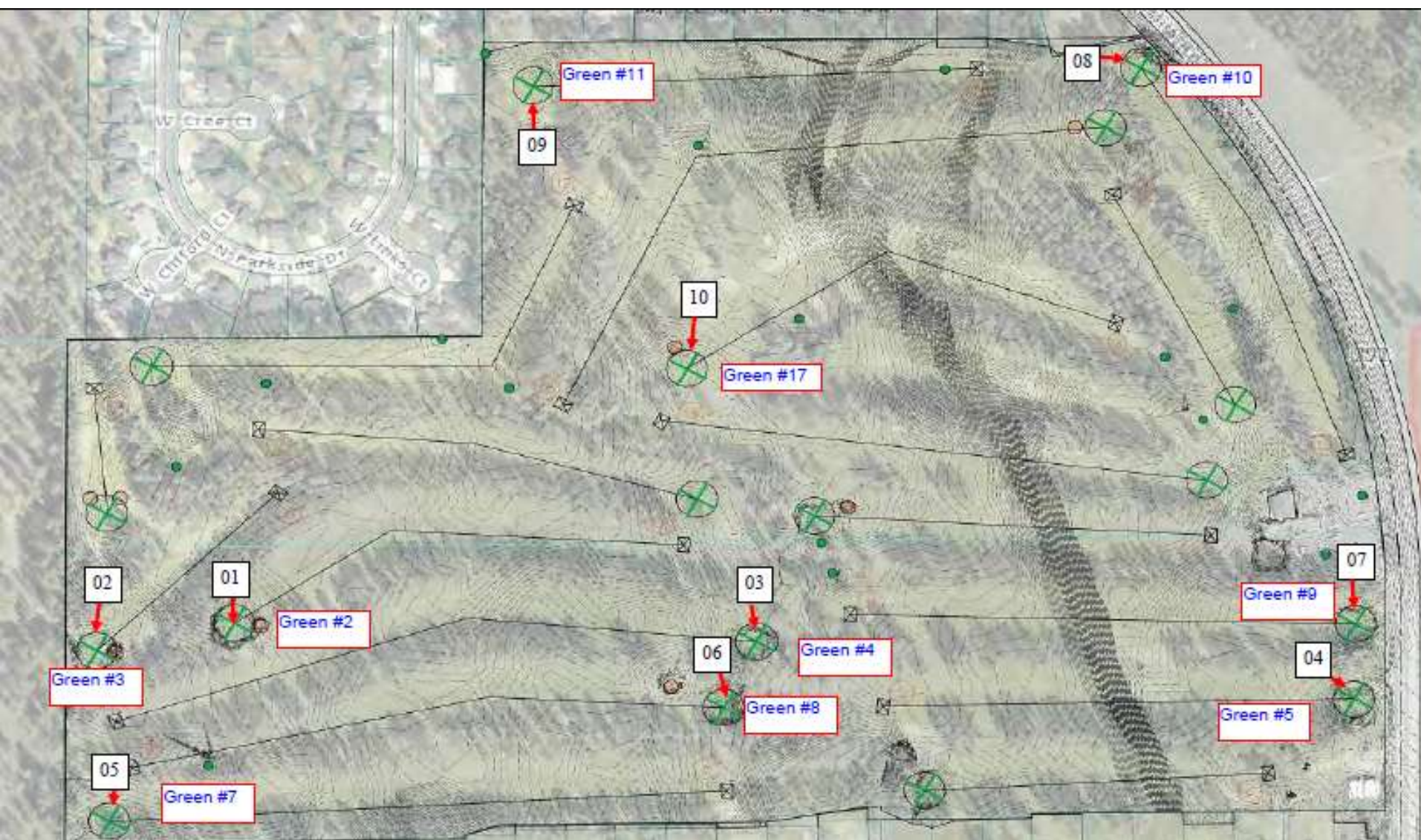
- **January:** Additional soil sampling for cadmium
- **April:** Additional soil sampling and excavation
- **May–June:** Agricultural Chemical Sampling Plan and more soil excavated
- **July–August:** Soil sampling for pesticides and mercury, and more soil excavated
  - Chlordane and alpha-BHC detected below cleanup levels











# Cleanup summary

- 211 soil samples from 0–18 inches below ground to find contamination
- 327.33 tons of soil removed
- 100 samples to confirm contamination removed
- Groundwater not impacted



# Next steps

## Cleanup

- “No further action” letter (cleanup complete) ends Voluntary Cleanup Program agreement
- Remove from Confirmed and Suspected Contaminated Sites List

## Redevelopment

- Spokane County issued the Grading Permit
- Ecology’s Water Quality Program overseeing the Construction Stormwater General Permit





# Thank you!

- Public concern increased our involvement and site investigation and cleanup
- Public diligence ensured contractors were made aware when safety precautions were not followed





# Questions?





# DUST COMPLAINTS





# *DUST REGULATIONS*

## Nuisance

- Allowing enough dust to cross the property line and cause annoyance (nuisance), is prohibited – SRCAA Regulation I, Article VI, Section 6.04 and 6.05(A)
- Anonymous nuisance complaints may not get a response
- You must be at home or work for a complaint to be a nuisance

## Reasonable Precautions

- Cannot transport, store, handle particulate matter or create, alter, repair a road without taking reasonable precautions to minimize it from becoming airborne – SRCAA Regulation I, Article VI, Section 6.05(B) + 6.05(C)
- Cannot track mud/dirt onto a paved public roadway without taking reasonable precautions to prevent it or promptly removing it if deposited onto paved public road – SRCAA Regulation I, Article VI, Section 6.05(D)
- Must take reasonable precautions to prevent dust from being visible when made airborne – SRCAA Regulation I, Article VI, Section 6.05(E)
- What is “reasonable” depends on the specific conditions of the site or weather
- If reasonable precautions are in place, some dust might be okay

# *COMMON DUST CONTROL MEASURES*

- Water is most common
- Covering or wetting truck loads to prevent escape
- Reducing vehicle speeds
- Reducing fall distances
- Using gravel or other chemical dust suppressant
- Using a construction entrance/exit (rip rap apron)
- Using tarps or enclosures
- Curtailing activities during high winds

# COMPLAINTS

File complaints online at  
[www.spokanecleanair.org/air-quality/file-an-air-quality-complaint/](http://www.spokanecleanair.org/air-quality/file-an-air-quality-complaint/) or by calling reception at  
(509) 477-4727

Voicemails or e-mails to a specific person may not be timely received and may delay response

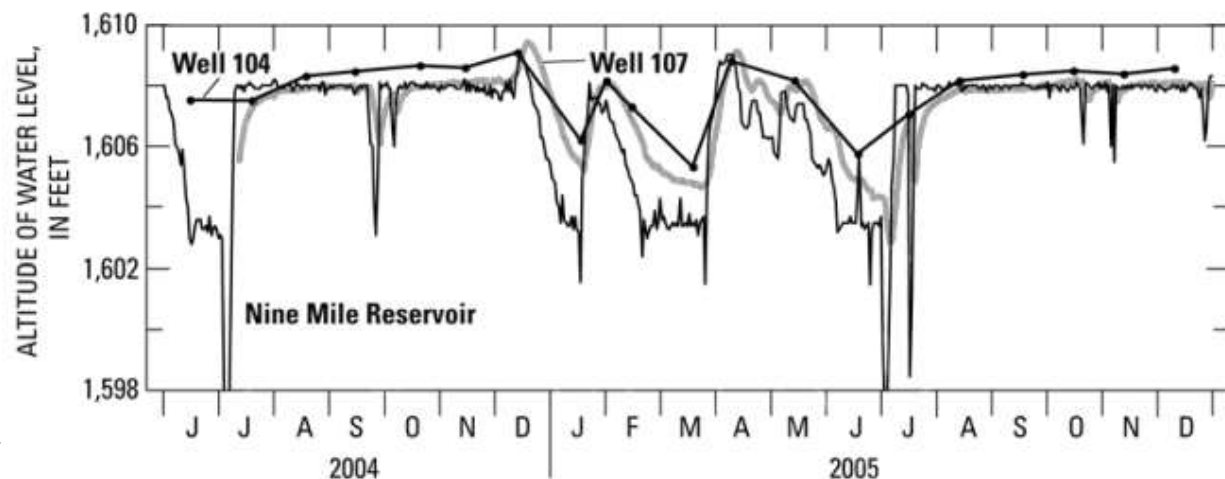
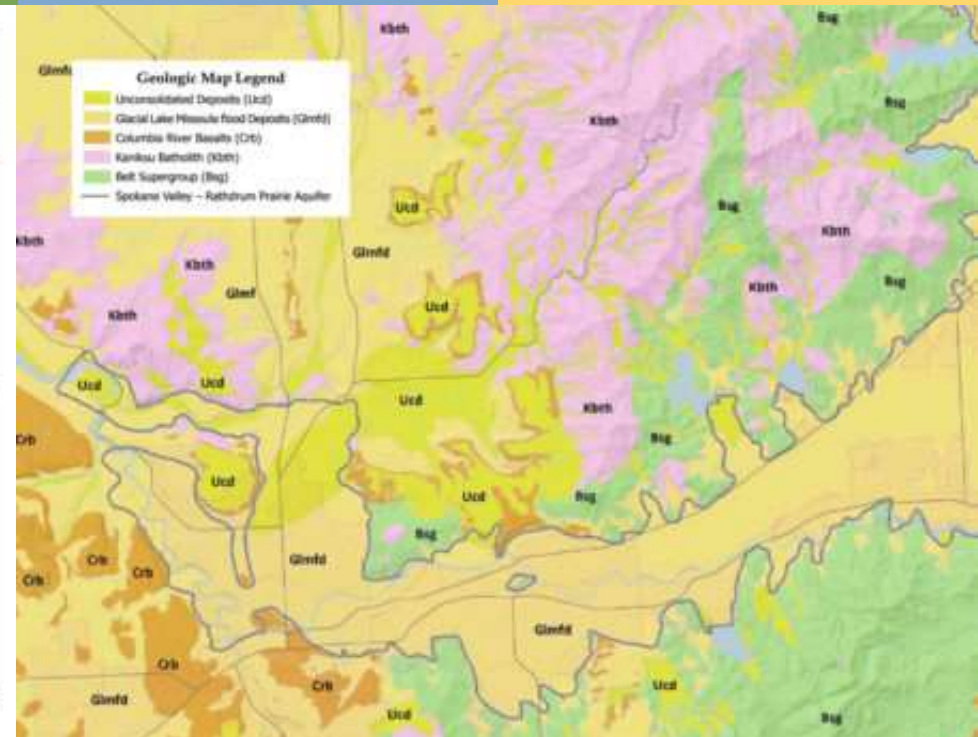
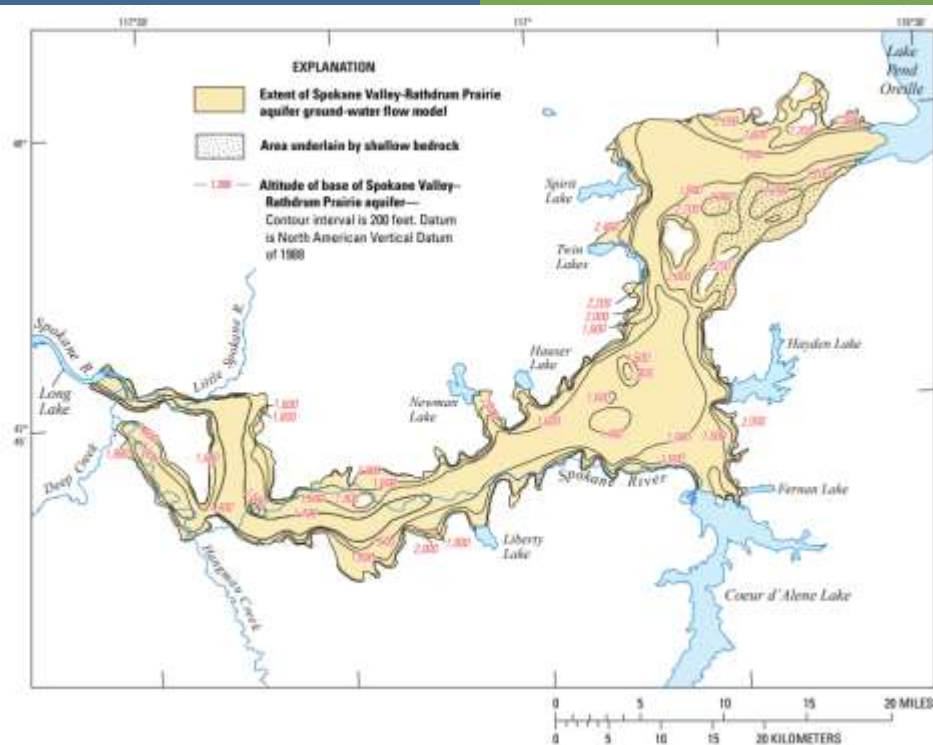
- SRCAA inspectors must observe the violation to take enforcement action
- SRCAA inspectors cannot issue a violation based on your photos or videos
- It is unreasonable to expect no dust from a construction site
- SRCAA inspectors cannot test the dust to prove where it came from
- The composition of particulate matter (dust) is not a compliance consideration
- Complaints with insufficient information will not get a response
- Sometimes we are not able to respond in a timely manner
- SRCAA can issue violation, can't stop work





## *CONTACT INFORMATION*

- Phone number –  
(509) 477-4727
- Website –  
[www.spokanecleanair.org](http://www.spokanecleanair.org)



# Geology & Hydrogeology

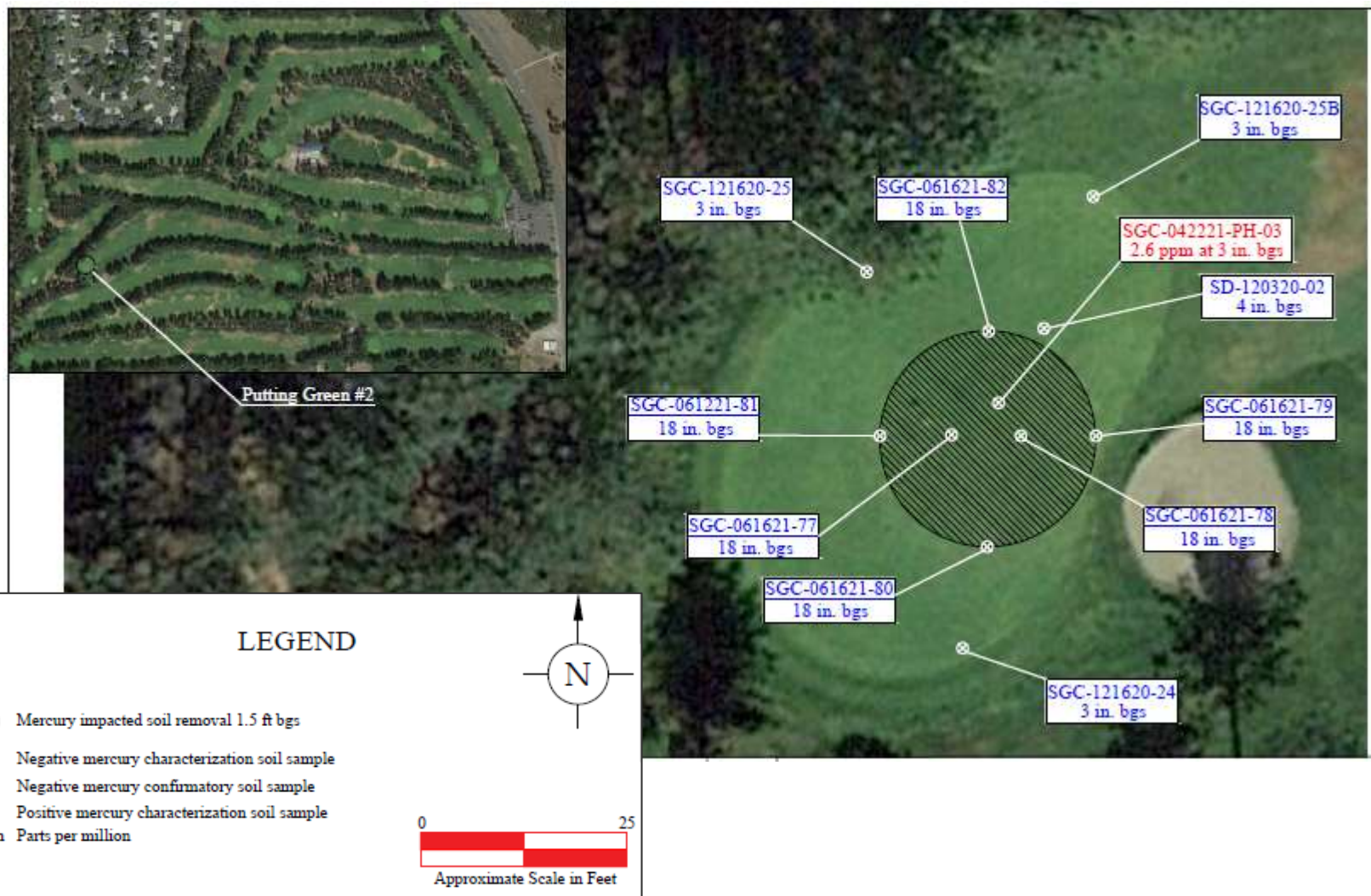
**Figure 26.** Water levels in wells 104 and 107 and in Nine Mile Reservoir, Spokane Valley-Rathdrum Prairie aquifer, Washington and Idaho.

# SEPA and Permits

- 10/06/2020 – 202005125: Grading Permit, Spokane County
- 11/03/2020 – 202005652: SEPA, Spokane County
- 04/15/2021 – 202101935: Grading Permit, Spokane County
- 10/12/2021 – WAR310736: Construction Stormwater General Permit, Department of Ecology



# Hole 2

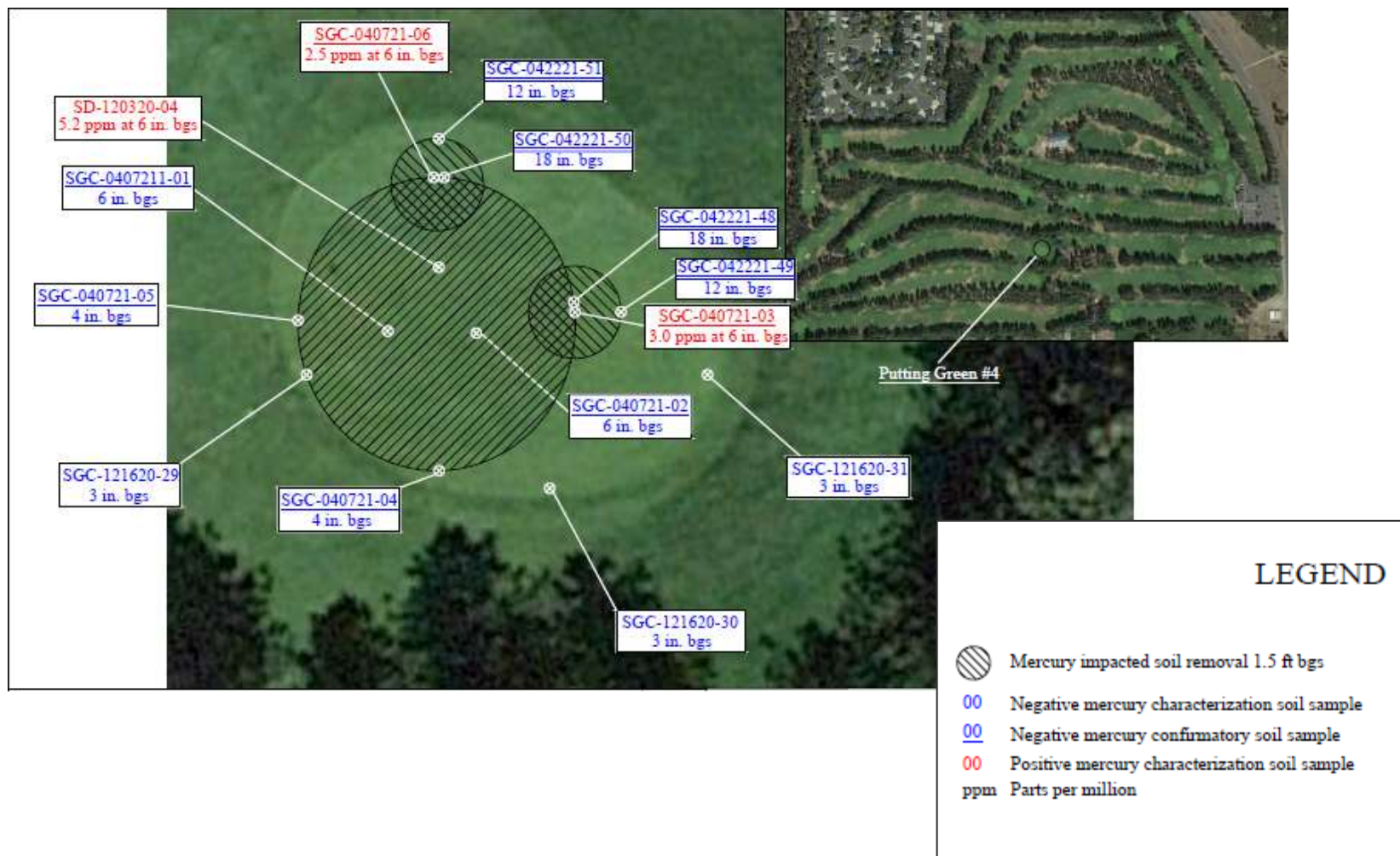


# Hole 3





# Hole 4

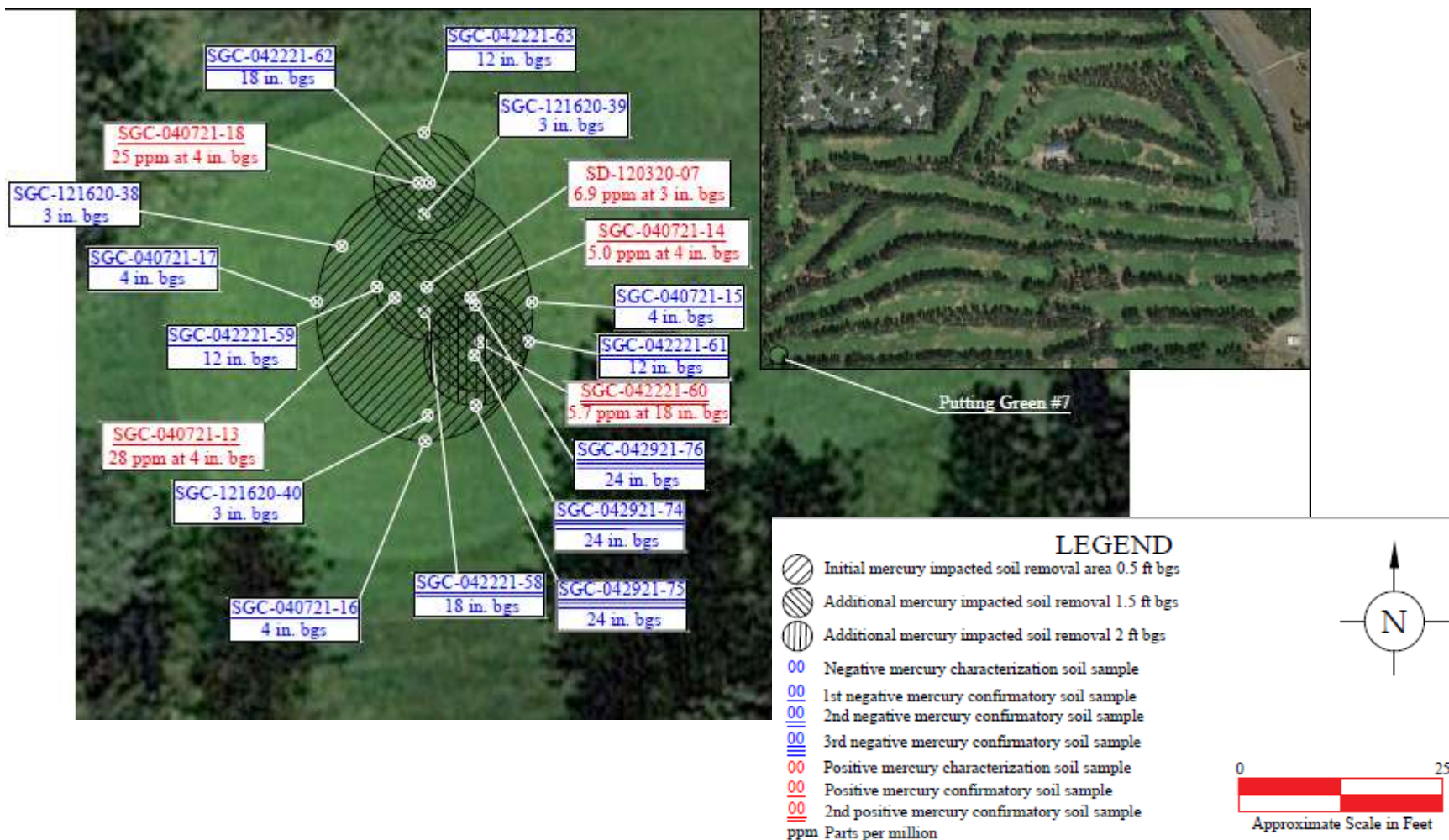




# Hole 5

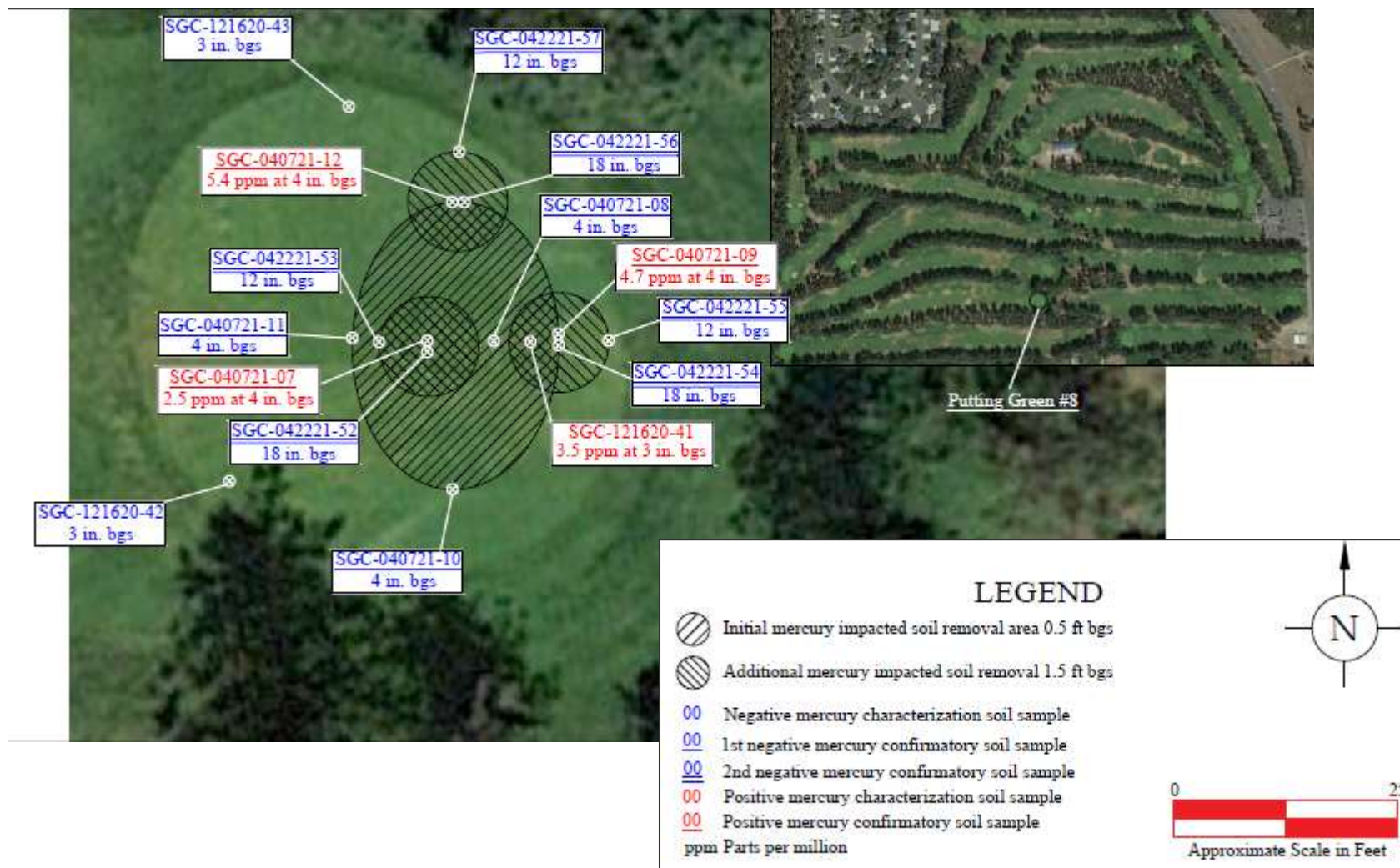


# Hole 7



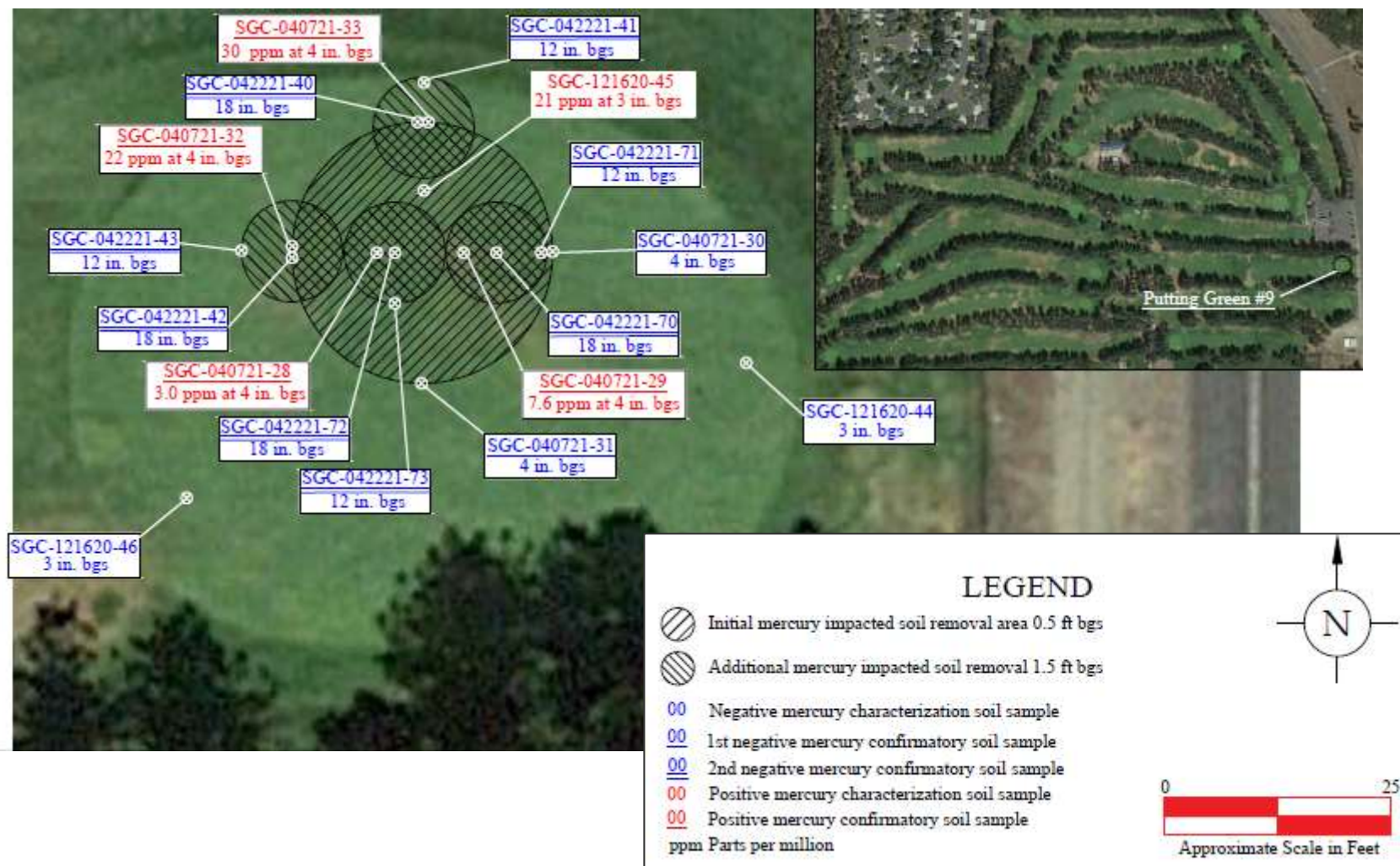


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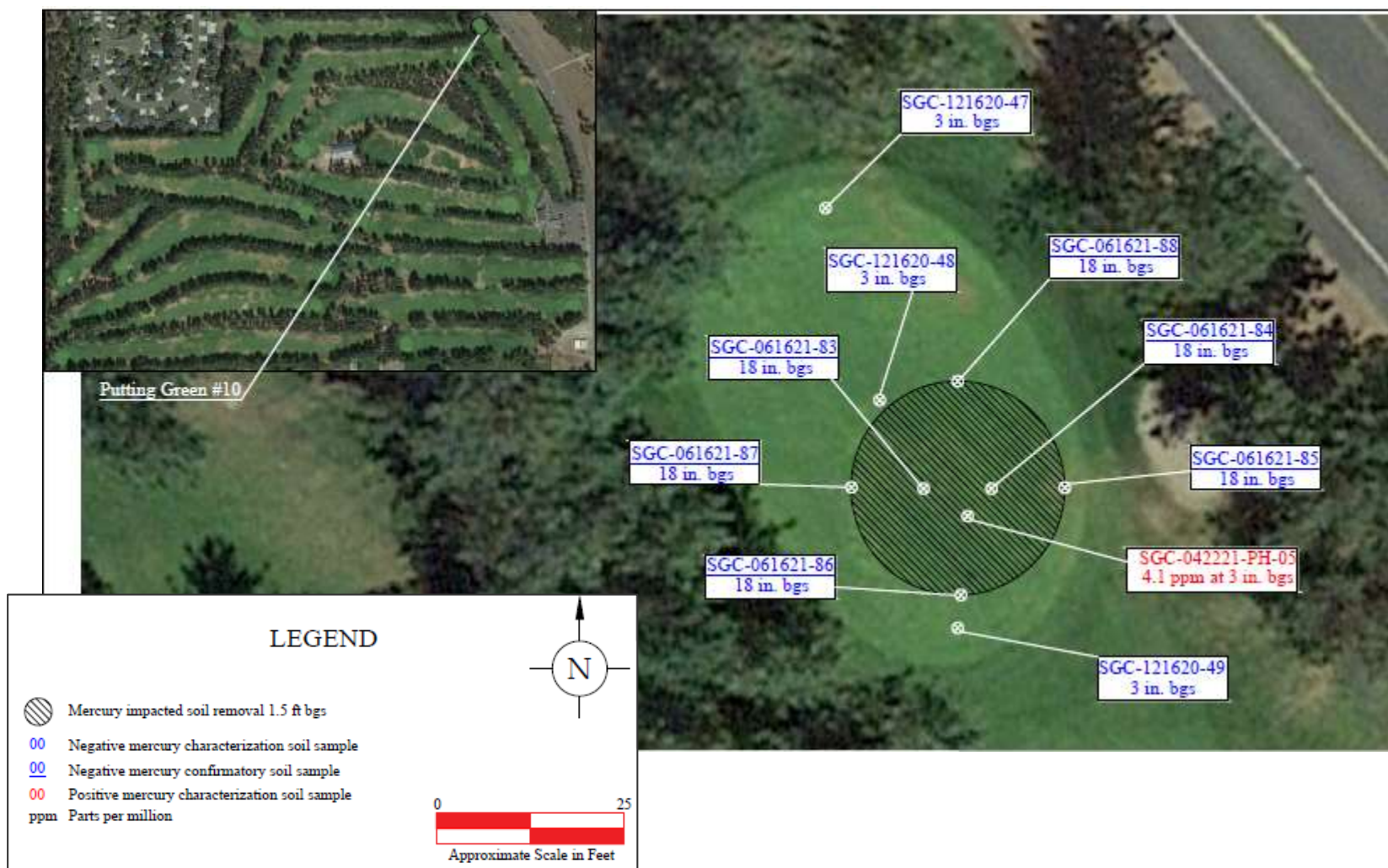




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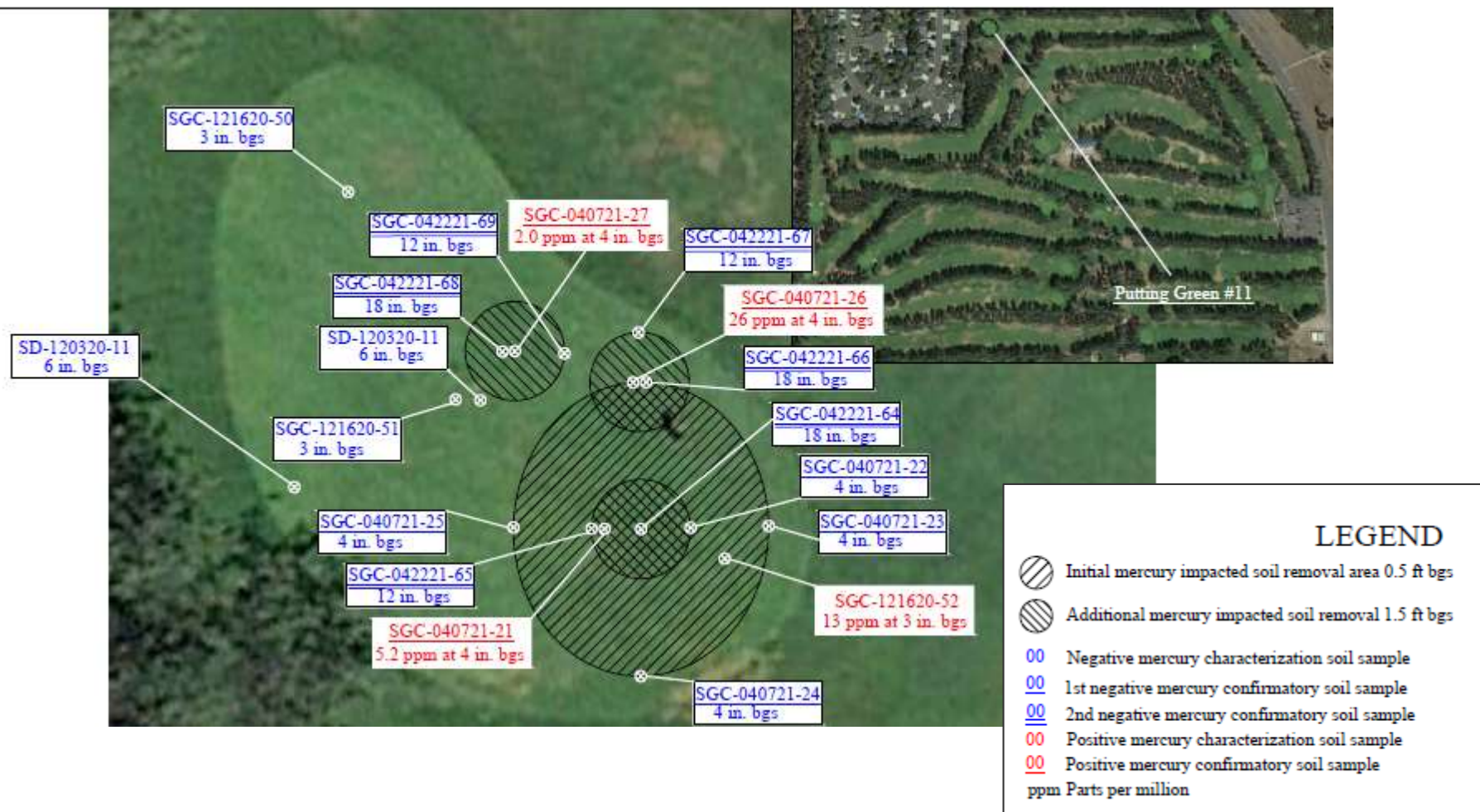


# Hole 10





# Hole 11





# Hole 17

