Second Periodic Review
Appleway Chevrolet, Inc.

8500 East Sprague Avenue, Spokane Valley, Spokane County
Facility Site ID: 28314355, Cleanup Site ID: 356

Toxics Cleanup Program, Eastern Region

Washington State Department of Ecology
Spokane, Washington

July 2024

Document Information

This document is available on the Department of Ecology's Appleway Chevrolet cleanup site page.[1]

Related Information

- Facility Site ID: 28314355
- Cleanup Site ID: 356

Contact Information

Toxics Cleanup Program[2]

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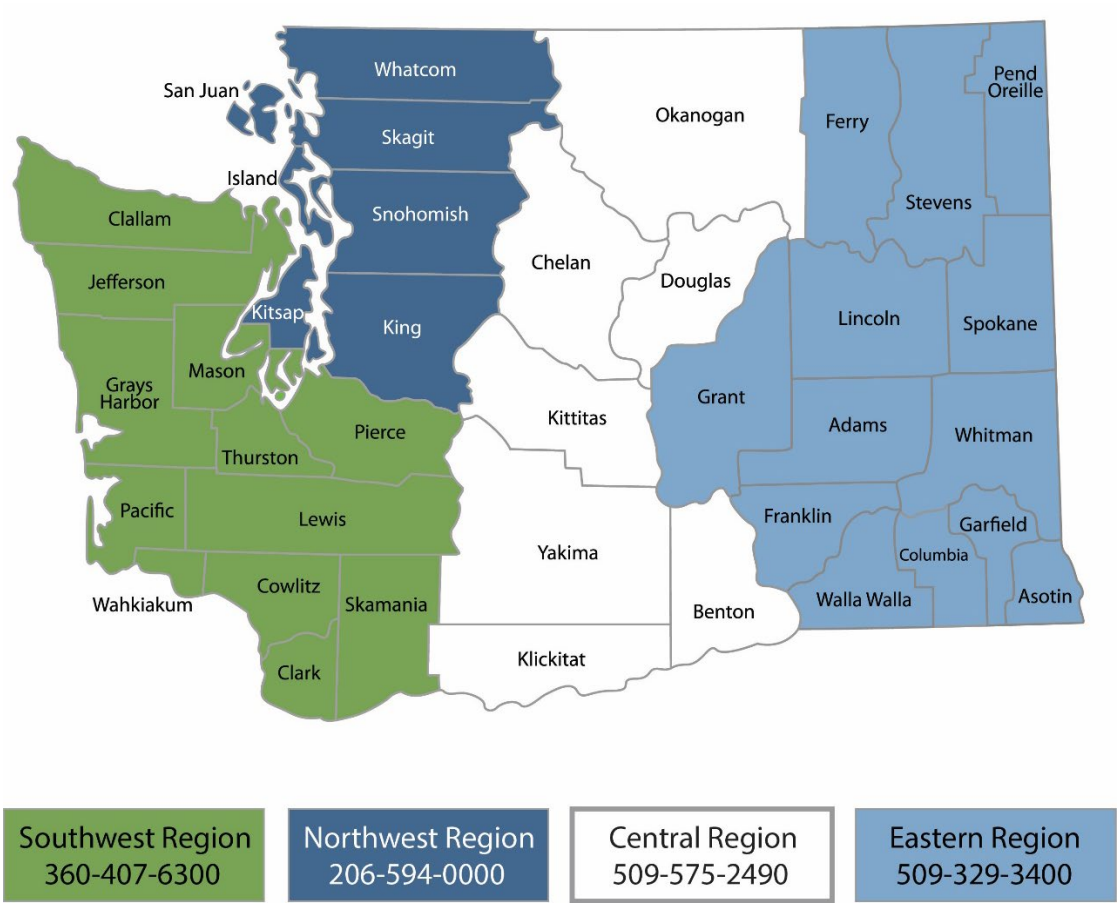
[1] https://apps.ecology.wa.gov/cleanupsearch/site/356
[2] https://ecology.wa.gov/About-us/Who-we-are/Our-Programs/Toxics-Cleanup
[3] https://ecology.wa.gov/About-us/Accountability-transparency/Our-website/Accessibility

Department of Ecology's Regional Offices

Map of Counties Served



Southwest Region 360-407-6300	Northwest Region 206-594-0000	Central Region 509-575-2490	Eastern Region 509-329-3400

Region	Counties served	Mailing Address	Phone
Southwest	Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Mason, Lewis, Pacific, Pierce, Skamania, Thurston, Wahkiakum	PO Box 47775 Olympia, WA 98504	360-407-6300
Northwest	Island, King, Kitsap, San Juan, Skagit, Snohomish, Whatcom	PO Box 330316 Shoreline, WA 98133	206-594-0000
Central	Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, Yakima	1250 W Alder St Union Gap, WA 98903	509-575-2490
Eastern	Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, Whitman	4601 N Monroe Spokane, WA 99205	509-329-3400
Headquarters	Across Washington	PO Box 47600 Olympia, WA 98504	360-407-6000

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Introduction

The Washington Department of Ecology (Ecology) reviewed post-cleanup site conditions and monitoring data to ensure human health and the environment are being protected at the Appleway Chevrolet, Inc cleanup site (Site). Site cleanup was implemented under the Model Toxics Control Act (MTCA) regulations, Chapter 173-340 Washington Administrative Code (WAC). This is the second periodic review conducted for this Site. Ecology completed the first periodic review in August 2019.

Cleanup activities at this Site were completed under Voluntary Cleanup Program (VCP) project EA0148. Residual concentrations of arsenic, cadmium, lead, total petroleum hydrocarbons (TPH), and polychlorinated biphenyls (PCBs) exceeding MTCA cleanup levels remain on the property. The MTCA cleanup levels for soil and groundwater are established under WAC 173-340-740[4] and WAC 173-340-720,[5] respectively.

Ecology determined institutional controls in the form of an environmental covenant would be required as part of the cleanup action for the Site. WAC 173-340-420(2)[6] requires Ecology to conduct a periodic review of certain sites every five years. For this Site, a periodic review is required because of remaining contamination.

When evaluating whether human health and the environment are being protected, Ecology must consider the following factors (WAC 173-340-420(4)):

a) The effectiveness of ongoing or completed cleanup actions, including the effectiveness of engineered controls and institutional controls in limiting exposure to hazardous substances remaining at the site

b) New scientific information for individual hazardous substances or mixtures presents at the site

c) New applicable state and federal laws for hazardous substances present at the site

d) Current and projected site and resource uses

e) The availability and practicability of more permanent remedies

f) The availability of improved analytical techniques to evaluate compliance with cleanup levels

[4] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-740
[5] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-720
[6] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-420

Summary of Site Conditions

Site description and history

The Site is in a commercial area of Spokane Valley. The Site is owned by Appleway Chevrolet, Inc., and is four parcels covering approximately five acres. It is used as an auto dealership sales lot and parking area (Sales Lot). Surrounding land use consists of commercial properties (auto dealerships), undeveloped land, and single-family housing.

The Site is a portion of a larger parcel that has been the subject of environmental reviews. The original site included all or a portion of a construction and demolition debris landfill. Beginning in October 1997, through various conveyances, the Sales Lot was separated from the larger parcel. Part of these conveyances included Spokane County condemning a portion of the larger parcel for use as a public roadway (Valley Couplet), and the owner donating the portion of the larger parcel lying south of the Valley Couplet to Spokane County. As part of the condemnation and donation negotiations, Spokane County assumed responsibility for any remediation of the larger parcel. In 2000, Spokane County began the Valley Couplet project, which included implementing engineering and institutional controls to construct a portion of the new Appleway Boulevard. The engineering and institutional controls were also implemented on the Sales Lot.

A vicinity map is in Appendix A, and a Site plan is in Appendix B.

Site investigations

In June 1997, EMCON conducted a geophysical study to delineate the larger parcel dimensions. They excavated 75 test pits, advanced eight soil borings, and completed four of the borings as monitoring wells (MW-1 through MW-4). Subsequent monitoring indicated that groundwater fluctuation beneath the Site is great enough to leave three wells (MW-1, MW-2, and MW-3) dry during seasonal low groundwater periods.

Soil samples collected from the test pits and borings had concentrations of TPH, arsenic, cadmium, and lead above cleanup levels. In addition, one sample collected at 20 feet below ground surface (bgs) from boring B-3 contained PCBs at a concentration exceeding the cleanup level. A deeper sample collected from the same boring was non-detect for PCBs. TPH as diesel, arsenic, and chromium were detected in groundwater at concentrations exceeding the cleanup levels.

Monitoring well MW-5 was installed in 1998 to a depth of 101 feet bgs. The well is hydraulically downgradient from the area affected by the larger parcel and was advanced to monitor groundwater year-round, as seasonal variations were encountered in the previous wells (MW-1 through MW-3).

Cleanup actions

In 2001, a Management Plan was created for Spokane County to comply with long-term environmental management and document the engineering and institutional controls implemented during the Valley Couplet construction right-of-way. After the Valley Couplet construction was complete, the larger parcel consisted of the following four areas: the Valley Couplet and associated right-of-way; the south landfill area donated to Spokane County; a portion of Dishman Hills Natural Area; and the Sales Lot owned by Appleway Chevrolet, Inc.

The Valley Couplet has an asphalt surface with Portland concrete gutter, curb, and sidewalk. The roadway surface and sidewalk slope to the curb and gutter that drain toward a detention/infiltration basin west of the landfill area. The roadway section has a 6-inch lift of asphalt over 12 inches of compacted gravel overlying a compacted sub-grade layer. Ongoing maintenance activities associated with the couplet alignment and stormwater control systems include:

- Routine inspection and maintenance of the roadway surface.
- Routine inspection and maintenance of the stormwater control system.
- Specific criteria and requirements associated with utility work in the couplet alignment.

Excavation materials from the roadway construction were placed in the south landfill cap area, compacted, and graded to the north. Drainage is north toward the couplet and west via the drainage ditch to the detention basin. Topsoil was added and surface soils were seeded to promote vegetative cover.

The Site has an asphalt surface. Surface water drains into a stormwater control system, which conveys stormwater to the infiltration basin west of the landfill. Remediation included replacing dry wells with catch basins and installing a drain/pump system to prevent water from infiltrating into the landfill.

Groundwater monitoring

Since January 1998, groundwater has been monitored at various intervals, including on a quarterly basis initially through January 1999, then on a semi-annual basis through May 2003. From January 1998 through April 2000, samples were collected from all five monitoring wells by Leppo Consultants. The Spokane County Public Works Department conducted the monitoring from May 2002 through May 2003 for all five wells. SLR Corp completed the monitoring program for wells MW-I, MW-2, MW-3, and MW-5 from September 2002 through December 2004. Well MW-4 is on Spokane County property and was sampled separately by Spokane County.

The contaminants of concern (COCs) analyzed in groundwater samples included total and dissolved metals (arsenic, cadmium, chromium, lead, and mercury); volatile organic compounds; TPH for gasoline-, diesel-, and oil-range organics; and benzene, toluene, ethylbenzene, and xylenes (BTEX).

Due to seasonal groundwater fluctuations, groundwater elevations and samples were periodically not collected from wells MW-1, MW-2, and MW-3.

Analytical results for the groundwater monitoring events from 1998 to December 2005 for wells MW-1, MW-2, MW-3, and MW-5 are summarized below:

- MW-1 was sampled two times (May 2002 and May 2004) since the March 2000 sampling event. Prior to March 2000, various COCs were detected above cleanup levels, including total and dissolved arsenic, lead, and chromium, and diesel- and oil-range hydrocarbons. No COCs were detected above cleanup levels since March 2000.
- No water was available from MW-2 since May 2004. Prior to the May 2004 event, various COCs were detected above cleanup levels, including total arsenic, cadmium, and lead. No COCs were detected above cleanup levels for the May 2004 event.
- MW-3 was sampled three times (May 2002, May 2004, and June 2005) since the March 2000 sampling event. Prior to March 2000, various COCs were detected above cleanup levels, including total and dissolved arsenic and lead, total chromium, and diesel- and oil- range hydrocarbons. Except for total arsenic, no COCs were detected above cleanup levels since March 2000. Total arsenic concentrations exceeded cleanup levels in May 2002 and June 2005.
- MW-5 was sampled 12 times since August 1999. Prior to August 1999, various COCs were detected above cleanup levels, including total and dissolved arsenic, total chromium and lead, and xylenes. No COCs were detected above cleanup levels since August 1999.

Groundwater samples were collected semi-annually in 2008, 2010, and 2011, and were analyzed for diesel, heavy oil, BTEX, arsenic, cadmium, chromium, lead, polycyclic aromatic hydrocarbons (PAHs), and PCBs. The final four quarters of samples were collected in July and November 2012 and February and May 2013. Results from the final four quarters of samples were below cleanup levels. Samples were analyzed for arsenic, cadmium, chromium, and lead. Diesel, heavy oil, BTEX, PAHs, and PCBs were not analyzed because no results were above cleanup levels in previous sampling events.

Contaminated soils containing TPH, arsenic, cadmium, and lead remain beneath the Site. Groundwater is estimated to be approximately 80 feet bgs at the Site or 60 feet below the remaining contamination. Since the remaining contamination is present at relatively low concentrations, contained below an asphalt surface, and there is no apparent threat to groundwater, no additional remedial action is necessary as long as institutional controls are implemented at the Site.

Cleanup standards

Cleanup standards include cleanup levels, the location where these cleanup levels must be met (point of compliance), and any other regulatory requirements that apply to the Site. WAC 173-340-704[7] states MTCA Method A may be used to establish cleanup levels at sites that have few hazardous substances, are undergoing a routine cleanup action, and where numerical standards are available for all indicator hazardous substances in the media for which the Method A cleanup level is being used. Method B may be used at any site and is the most common method for setting cleanup levels when sites are contaminated with substances not listed under Method A. Method C cleanup levels may be used to set soil and air cleanup levels at industrial sites.

MTCA Method A cleanup levels for unrestricted land use were determined to be appropriate for contaminants at this Site. The cleanup actions conducted at the Site were determined to be routine, few hazardous substances were found at the Site, and numerical standards were available in the MTCA Method A table for each hazardous substance.

Environmental Covenant

Ecology decided an environmental covenant would be required as part of the cleanup action to document the remaining contamination, protect the cleanup action, and protect human health and the environment. On February 5,2014, an environmental covenant[8] (Covenant) was recorded for the Site.

The Covenant imposes the following limitations:

1. Any activity on the Property that may result in the release or exposure to the environment of the contaminated soil that was contained as part of the Remedial Action, or create a new exposure pathway, is prohibited. Some examples of activities that are prohibited in the capped areas Include: drilling, digging, placement of any objects or use of any equipment which deforms or stresses the surface beyond Its load bearing capability, piercing the surface with a rod, spike or similar Item, bulldozing or earthwork.

2. Any activity on the Property that may interfere with the integrity of the Remedial Action and continued protection of human health and the environment is prohibited.

3. Any activity on the Property that may result in the release or exposure to the environment of a hazardous substance that remains on the Property as part of the Remedial Action, or create a new exposure pathway, is prohibited without prior written approval from Ecology.

[7] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-704
[8] https://apps.ecology.wa.gov/cleanupsearch/document/82901

4. The Owner of the property must give thirty (30) day advance written notice to Ecology of the Owner's intent to convey any interest in the Property. No conveyance of title, easement, lease, or other interest in the Property shall be consummated by the Owner without adequate and complete provision for continues monitoring, operation, and maintenance of the Remedial Action.
5. The Owner must restrict leases to uses and activities consistent with the Environmental Covenant and notify all lessees of the use of Property.
6. The Owner must notify and obtain approval from Ecology prior to any use of the Property that is inconsistent with the terms of this Environmental Covenant, Ecology may approve and Inconsistent use only after public notice and comment.
7. The Owner shall allow authorized representatives of Ecology the right to enter the Property at reasonable times for the purpose of evaluating the Remedial Action; to take samples, to Inspect remedial actions conducted at the property, and to inspect records that are related to the Remedial Action.
8. The Owner of the Property reserves the right under WAC 173-340-440 to record an instrument that provides that this Environmental Covenant shall no longer limit use of the Property or be of any further force or effect. However, such an instrument may be recorded only if Ecology, after public notice and opportunity for comment, concurs

Periodic Review

Effectiveness of completed cleanup actions

Based on Ecology's June 18, 2024, site visit, the building and asphalt cover continue to eliminate direct-contact exposure pathways (ingestion, contact) to contaminated soils. The asphalt appears in satisfactory condition, and no repair, maintenance, or contingency actions have been required. The Site continues to operate as an automotive dealership. A photo log is in Appendix C.

Direct contact

A variety of contaminants were detected in soil at the Site, including TPH, arsenic, cadmium, and lead. The impermeable surface, combined with the property use limitations in the Covenant, effectively eliminate the direct-contact exposure pathway.

Protection of groundwater

Groundwater is relatively deep at the Site; wells completed at 85 feet bgs were seasonally dry. Soil contamination does not appear to extend beyond 20 feet bgs, or greater than 60 feet above the groundwater elevation. The impermeable Site surface combined with a stormwater collection system prevents significant stormwater infiltration and leaching.

Institutional controls

Institutional controls were implemented at the Site in the form of an environmental covenant. A review of Spokane County records indicates the Covenant remains active; additionally, there is no evidence a new instrument has been recorded that limits the effectiveness or applicability of the Covenant. This Covenant prohibits activities that will result in the release of contaminants contained as part of the cleanup without Ecology's approval and prohibits any use of the property that is inconsistent with the Covenant. This Covenant serves to assure the long-term integrity of the remedial action.

New scientific information for individual hazardous substances or mixtures present at the Site

There is no new relevant scientific information for the hazardous substances remaining at the Site.

New applicable state and federal laws for hazardous substances present at the Site

There are no new applicable or relevant state or federal laws for hazardous substances remaining at the Site.

Current and projected Site and resource uses

The Site is used for commercial and industrial purposes. There have been no changes in current or projected future Site or resource uses.

Availability and practicability of more permanent remedies

The remedy implemented included containing hazardous substances, and it continues to be protective of human health and the environment. While more permanent remedies may be available, they are still not practicable at this Site.

Availability of improved analytical techniques to evaluate compliance with cleanup levels

The analytical methods used at the time of the cleanup action were capable of detection below the selected MTCA cleanup levels. The presence of improved analytical techniques would not affect decisions or recommendations made for the Site.

Conclusions

- The cleanup actions completed at the Site appear to be protective of human health and the environment.
- Soil cleanup levels have not been met at the Site; however, the cleanup action is determined to comply with cleanup standards under WAC 173-340-740(6)(f), since the long-term integrity of the containment system is ensured and the requirements for containment technologies have been met.
- The Covenant for the property is in place and is effective in protecting human health and the environment from exposure to hazardous substances and the integrity of the cleanup action.

Based on this periodic review, Ecology has determined the requirements of the Covenant are being followed. No additional cleanup actions are required by the property owner at this time. The property owner is responsible for continuing to inspect the Site to ensure that the integrity of the cap is maintained.

Next review

Ecology will schedule the next review for the Site five years from the date of this periodic review. If additional cleanup actions or institutional controls are required, the next periodic review will be scheduled five years after those activities are completed.

References

EMCON. Phase II Environmental Site Assessment, 8500 Block East First Avenue, Spokane County, Washington. June 30, 1997.

EMCON. Site Reporting and Conceptual Closure Plan, Appleway Automotive Group. September 23, 1997.

LFR. Independent Remedial Action Report, Groundwater Monitoring Event Appleway Chevrolet, Inc. August 23, 2006.

ARCADIS. Groundwater Monitoring Report, Appleway Chevrolet, Spokane Valley, Washington, May 2013 Quarterly Monitoring Event. June 26, 2013.

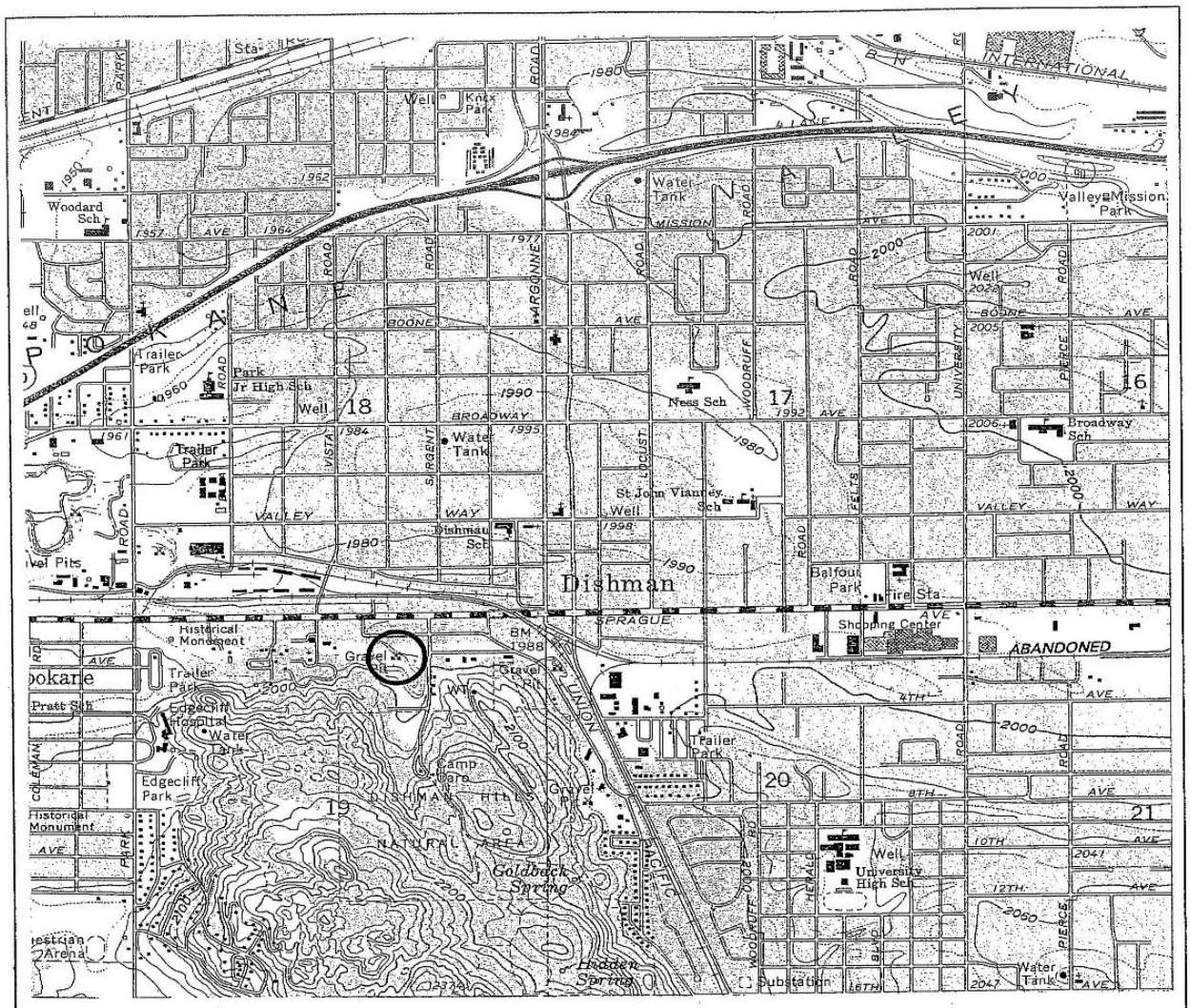
Ecology. Environmental Covenant. February 5, 2014.

Ecology. No Further Action Determination Letter. April 23, 2014.

Ecology. Site Visit. May 22, 2019.

Ecology. Site Visit. June 18, 2024.

Appendix A. Vicinity Map



Source: USGS 7.5 MINUTE (TOPOGRAPHIC), SPOKANE NE, WA (QUAD) 1986

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Subject Site

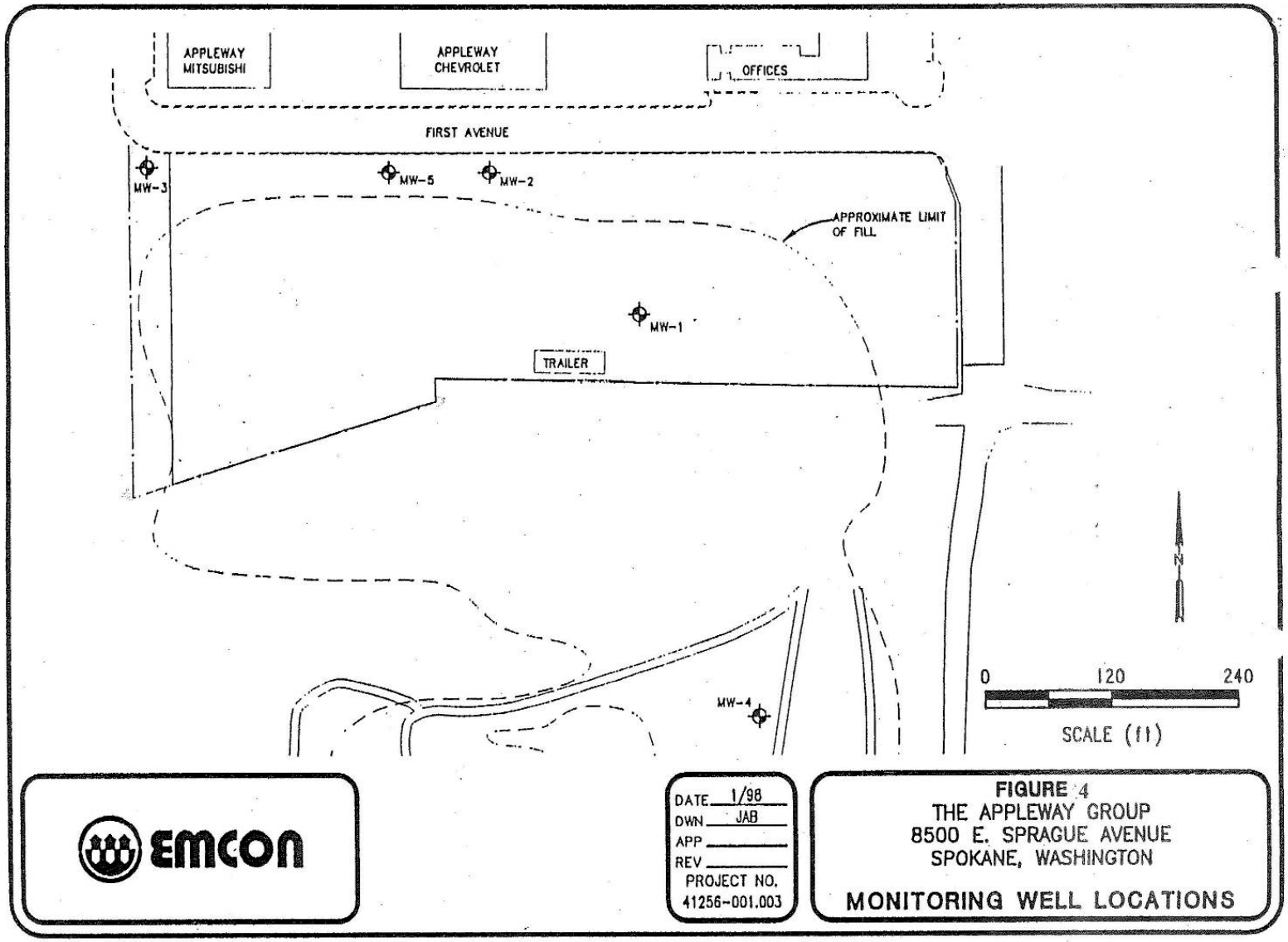
Scale: 1 inch = 2,000 feet

Site Location Map
8500 Block East First Avenue
LFR Project # 003-09322-00

LFR

Figure 1

Appendix B. Site Plan



Appendix C. Photo Log

Photo 1: Appleway Chevrolet capped area of contamination – from the south

Photo 2: Appleway Chevrolet capped area of contamination – from the east

Photo 3: Appleway Chevrolet capped area of contamination – from the northeast