

Rockwell Apartments



SHARP Report — Part 1 of 2

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• SHARP first SHARP		v2024.04.29	Ecology Info	
• SHARP rating	Medium		ERTS	739079
• SHARP date	05/27/2025		CSID	17257
• EJFlagged?	✓ – No Override		FSID	100003194
• LD confidence level	low		VCP	SHARP it
• Cleanup milestone	initial investigation		UST ID	SHARP it
• SHARPster	Sara Fulton		LUST ID	SHARP it

This section is blank if this is the first SHARP

SHARP Media	Scores	Confidence	Additional Factors	
Indoor air	D4	high	multiple chemical types	⊘
Groundwater	D4	medium	risk to off-site people	✓
Surface water	D4	high	climate change impacts	⊘
Sediment	D4	high	plant/animal tissue data	⊘
Soil	A1	high		

Location and land use info

14502,14503,14517,14526 E Rockwell Avenue, Spokane Valley, Spokane County, 99016

Primary parcel 45022.5301,45022.5302

Land use residential

Responsible unit ERO

Sources reviewed

Eastern Research Group. Final Phase II ESA Report Rockwell Apartments Spokane Valley.

April 24,2025.

Primary census tract	Associated census tracts
0	SHARP it

Local demographics comments
no comments

Source/source area description
Historic application of lead and copper arsenate pesticides used in orchard operations.

Soil comments
no comments

Groundwater comments
no comments

Surface water comments

no comments

Sediment comments

no comments

Indoor air comments

no comments

Additional factors comments

no comments

Site history

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The Rockwell Apartments in Spokane Valley, Washington, comprise four parcels currently owned by Community Frameworks totaling 3.2 acres. The property has five 2-story apartment buildings, a garage building, two carports, a pool, paved parking, and landscaping. Historically, the Site was an orchard from 1938 until the late 1950s.

In 2021, ALLWEST completed a Phase I Assessment and a Limited Environmental Site Evaluation (LESE) of the northwest portion of the Site (parcel 45022.5301). Arsenic was detected in two soil samples at concentrations exceeding the Model

Toxics Control Act (MTCA) Method A Soil Cleanup Level for Unrestricted Use of 20 milligrams per kilogram (mg/kg). Ecology does not have record of the LESE information being provided per MTCA requirements.

In 2025 Ecology conducted a site characterization to assess potential contamination from past land uses as historical records indicate that lead and copper arsenate pesticides were commonly used in the area during the early to mid-1900s for orchard pest control. Although use of these pesticides declined by the late 1960s, residual lead and arsenic remain in the soil and may pose health risks. Ecology collected twenty-two soil samples at 12–18 inches, sieved, and analyzed with handheld XRF. Most samples exceeded the MTCA cleanup levels for arsenic (20 mg/kg) and/or lead (250 mg/kg). Arsenic exceeded cleanup levels in 20 samples, while lead exceeded in three samples. These results led to a more in-depth site assessment performed by the Eastern Research Group, Inc (ERG). ERG's Site Assessment concluded that arsenic exceeded the MTCA Method A cleanup level in 14 of 60 samples, mainly in surface soils, with two samples over 40 mg/kg; lead was below cleanup levels in all samples.

Overflow - Site contamination and cleanup history

No overflow

Rockwell Apartments

17257 Rockwell Apartments 20250527

First SHARP

SHARP rating — Medium

SHARP Report — Part 2 of 2

Conceptual site model

05/27/2025



Assessment scores by environmental medium

