Fourth Periodic Review
Pacific Detroit Diesel Allison Company

6615 East Mallon Avenue
Facility Site ID: 739, Cleanup Site ID: 914

Toxics Cleanup Program, Eastern Region

Washington State Department of Ecology
Spokane, Washington

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This document is available on the Department of Ecology's Pacific Detroit Diesel Allison Company page.[1]

Related Information

- Facility Site ID: 739
- Cleanup Site ID: 914

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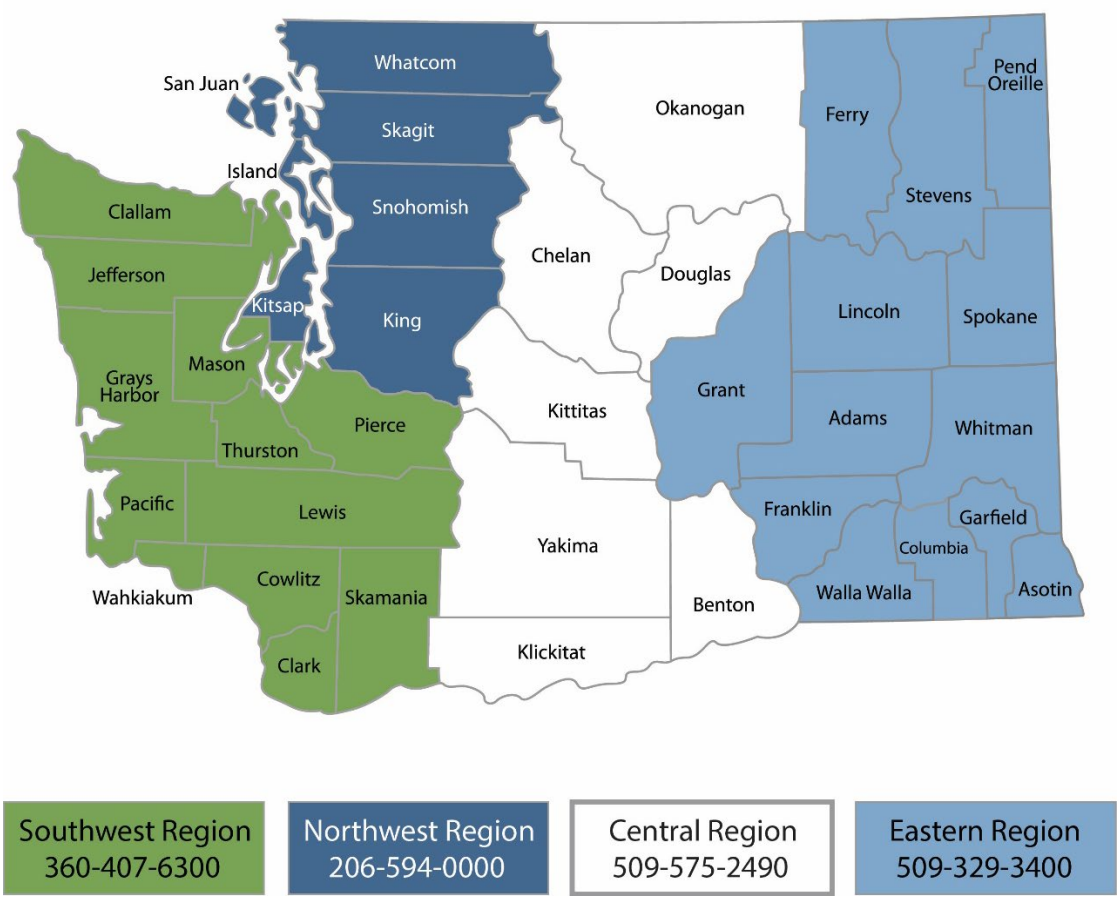
[1] https://apps.ecology.wa.gov/cleanupsearch/site/3421
[2] https://ecology.wa.gov/About-us/Who-we-are/Our-Programs/Toxics-Cleanup

Department of Ecology's Region Offices

Map of Counties Served



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 Pacific Detroit Diesel Allison Company 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 fourth periodic review conducted for this Site. Previous periodic review were completed in 2008, 2013, and 2019. This periodic review will evaluate the period from 2019 through 2025.

Cleanup activities at this Site were completed under the Independent Remedial Action Program. Following cleanup, concentrations of heavy oil-range petroleum hydrocarbons (TPH-O) in soil remained that exceed MTCA Method A cleanup levels established under WAC 173-340-740(2). Because of remaining contamination, Ecology decided 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)[3] requires Ecology to conduct a periodic review of certain sites every five years. For this Site, a periodic review is required because an institutional control was required as part of the cleanup action.

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 present 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

[3] https://app.leg.wa.gov/wac/default.aspx?cite=173-340-420

Summary of Site Conditions

Site description and history

The Site operates as a diesel engine and transmission repair facility under the name Terry's Trucking. It began operation as a vehicle repair facility in 1968. Prior to 1968, the property and surrounding area were residential. The facility is in a heavily industrialized area.

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

Site investigations

In October 1993, Ecology conducted an initial investigation at the Site and identified several areas that needed to be investigated further. Consequently, Phase I and II Environmental Site Assessments were conducted. Results from the investigations identified several areas where soil contamination exceeded cleanup levels. Contamination in most of the areas was from past waste management practices. Wastes included used crankcase oil and engine steam cleaning/degreasing rinsates.

Contamination at the Site was identified at seven different locations. The locations were not contiguous and were remediated as individual areas. They include:

1. Dry wells DW-1 and DW-2 infiltration system
2. Dry wells DW-3, DW-4, and DW-5 infiltration system
3. Dry well DW-8 infiltration system
4. Drain field infiltration system
5. Surface spills
6. Waste oil underground storage tank (UST) system
7. Closed-loop parts washing holding tank

Cleanup actions

Below is a more detailed description of the contamination and remedial action in each area.

Dry wells DW-1 and DW-2

These dry wells were connected in series at the northwest corner of the building. The dry wells received water that exited the Site oil/water separator. Samples collected from the sediments in both dry wells had TPH-O at concentrations up to 26,000 parts per million (ppm). Samples collected from additional soil borings showed contamination did not extend beneath 22 feet below ground surface (bgs). Remediation in this area included removing DW-1 and DW-2 as well as 275 cubic yards of petroleum-contaminated soils (PCS). Confirmation samples indicated no contaminated soils remained after excavation.

Dry wells DW-3, DW-4, and DW-5

These wells were connected in series at the north-central portion of the Site. These dry wells received steam cleaning water, rinsate water, and stormwater runoff from the service area. Samples collected from the sediments in these dry wells had waste-oil range hydrocarbons at concentrations up to 65,000 ppm, and lead was detected up to 3,500 ppm. Samples collected from additional soil borings showed contaminant concentrations were below MTCA Method A cleanup levels at 22 feet bgs. Approximately 600 cubic yards of PCS were removed from this area. Confirmation samples found contamination remaining in this area at concentrations exceeding MTCA Method A cleanup levels (1,200 ppm total petroleum hydrocarbons (TPH) at 37 feet and 15,000 ppm TPH at 16.5 feet)that could not be removed without risking damage to Site structures. Two monitoring wells were installed to groundwater at 59 feet bgs to evaluate potential impacts to groundwater. No groundwater contamination was detected in either monitoring well.

Drain field infiltration system

The drain field infiltration system was west of the building, parallel to the west wall. The system consisted of perforated drainpipes that received floor washing rinsate from the building's southern floor drains. Soil samples had TPH at 650 ppm at 8 feet bgs. The drain field and contaminated soil around it were excavated. Confirmation samples collected from the edges of the excavation did not detect contamination above cleanup levels.

Dry well DW-8 infiltration system

DW-8 was near the west wall of the building. This dry well received water from the north-central floor drain and the sink in the service area. Sediment samples collected from the dry well contained petroleum hydrocarbons from waste oil. Additional soil borings did not find contamination below 22.5 feet bgs. All accessible contaminated soil was excavated from the area. A soil sample collected from the center of DW-8 at 22 feet bgs had TPH at 400 ppm.

Surface spills and stains

During Site investigations, four surface areas were stained with petroleum hydrocarbons. Samples contained waste-oil range petroleum hydrocarbons between 1,700 and 120,000 ppm. Each spill area was remediated by excavating contaminated soils. Confirmation samples collected from the edges of the excavations did not contain contamination above cleanup levels.

Leaking underground storage tank sites

Pacific Detroit Diesel closed five USTs at the Site in 1989. One gasoline UST was removed, and four other USTs were closed in place. The tanks closed in place were cleaned, the bottoms were cut open, and soil samples were collected below each tank. The tanks were filled with pea gravel and buried. No indication of a release was noted during closure or sampling activities in 1989.

During additional investigation, contamination was discovered below two of the closed USTs. Three soil borings were installed to find the extent of contamination. Samples showed TPH levels ranging from 15,000 ppm at 8 feet bgs, to 250 ppm at 55 feet bgs. One soil boring was advanced to groundwater at 67 feet and was completed as a monitoring well. Groundwater samples collected from this well did not contain petroleum hydrocarbon contamination. About 30 cubic yards of PCS were excavated around these USTs, but an additional 130 cubic yards were left due to the proximity to the building. At the end of the additional investigation in 1994, all USTs were excavated and removed.

Closed-loop parts washing holding tank

When the USTs were removed, a leak was discovered in a closed-loop parts washing system holding tank. Soil samples found a small area of contamination from this leaking tank. The leak was repaired, and the contamination was left in place. Removing the contamination could have damaged the structural integrity of the tank.

Summary

Following cleanup, limited amounts of PCS remain around the DW-3, DW-4, and DW-5 infiltration system; the DW-8 infiltration system; the UST system; and the closed-loop system. Since the contamination is limited and there is no apparent threat to groundwater, no additional remedial action was taken.

Groundwater monitoring

Three monitoring wells (MW-1, MW-2, and MW-3) were installed on-Site. Groundwater samples were collected from MW-1 and MW-2 in July 1994, and from MW-3 in November 1994. Sample results showed groundwater was not impacted. Additional groundwater samples were collected from all three monitoring wells in July and November 1995. No contaminants were above laboratory detection limits. Since the extent of remaining contaminated soil is limited and groundwater occurs 60 feet bgs, the remaining contaminated soil does not pose a risk to groundwater quality.

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[4] 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

[4] https://app.leg.wa.gov/WAC/default.aspx?cite=173-340-704

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 chosen for contaminants at the Site. The cleanup actions were routine, few hazardous substances were found, and numerical standards were available in the MTCA Method A table for each hazardous substance.

Confirmation samples showed contamination remained at levels above MTCA Method A cleanup levels but could not be removed without risking damage to Site structures. Therefore, institutional controls are required to prevent activities at the Site that might expose remaining contaminated soils.

The point of compliance is the area where the soil cleanup levels must be attained. Standard points of compliance are used for the Site. The standard point of compliance for soil is based on direct contact with contaminated soils and is defined as the area throughout the Site to a depth of 15 feet.

Environmental Covenant

Ecology determined institutional controls would be required for the Site to be eligible for a no further action (NFA) determination because soil with petroleum above MTCA Method A cleanup levels was capped at the Site. Institutional controls in the form of an environmental covenant[5] were recorded for the property in February 1996, and Ecology issued an NFA in March 1996.

The Covenant recorded for the Site imposes the following limitations:

1. Portions of the property designated as Area A, Area B, Area C and Area D respectively, in Exhibit A contain petroleum contaminated soil located beneath the north and west wall of the steam/dyno room, beneath a portion of the equipment wash pad and beneath a portion of the western side of the main building foundation. Remediation or removal of the contaminated soil must be addressed before the owner or a successor owner alters, modifies or removes the existing structures or buildings. Any plans for alteration, modification or removal shall be submitted to Ecology for approval.
2. The owner or successor owner of the Site must give written notice to Ecology, or to a successor agency, of the owner's or successor owner's intent to convey any interest in the Site, and shall, prior to conveyance of title, easement, lease or other interest in the Site, provide to the new owner or lessee of any interest in the Site a copy of the Spokane Detroit Diesel - Allison Remedial Investigation and Cleanup Report. Copies of this Restrictive Covenant shall be furnished to any transferee of such real property.

[5] https://apps.ecology.wa.gov/cleanupsearch/document/83089

3. The owner or successor owner must notify and obtain approval from Ecology, or from a successor agency, prior to any use of the Site that is inconsistent with the terms of this restrictive covenant. Ecology or its successor agency may approve such a use only after public notice and consent.
4. The owner or a successor owner shall grant Ecology, or a successor agency, and its designated representatives the right to enter the Site at reasonable times for the purpose of carrying out its duties under Chapter 70.105D RCW, including the right to take samples, inspect any remedial actions taken at the site, and inspect records.
5. The owner of the Site and any successor owners reserve the right under WAC 173-340-440 to record an instrument which provides that this Restrictive Covenant shall no longer limit use of the Site or be of any further force or effect. However, such an instrument may be recorded only with the consent of Ecology, or of a successor agency. Ecology or a successor agency may consent to the recording of such an instrument only after appropriate public notice and consent if a restrictive covenant is no longer required by law at this Site.

Periodic Review

Effectiveness of completed cleanup actions

During the Site visit Ecology conducted October 23, 2025, the cleanup appears to be functioning as intended. 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 is still operating as a diesel engine and transmission repair business. A photo log is in Appendix C.

Direct contact

The cleanup actions were intended to eliminate human exposure to contaminated soils at the Site. Exposure pathways to contaminated soils by ingestion and direct contact were reduced by a barrier cap and institutional controls. The cap appears to be in satisfactory condition, and no repair, maintenance, or contingency actions are required at this time.

Protection of groundwater

For this Site, sufficient groundwater monitoring exists to demonstrate that total petroleum hydrocarbons (diesel) (TPH-D) and total petroleum hydrocarbons (organics) (TPH-O) concentrations in soil are not resulting in the accumulation of non-aqueous phase liquids at the Site. Groundwater monitoring data has been collected over a sufficient period to allow for migration of contaminants from soil to groundwater. Monitoring data shows groundwater has not been contaminated with TPH; TPH-D and TPH-O levels in soil do not appear to be contributing to additional groundwater contamination at the Site.

Institutional controls

Institutional controls in the form of a Covenant were implemented at the Site in 1996. The Covenant remains active and discoverable through the Spokane County Auditor's Office. Ecology found 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 action and prohibits any use of the property that is inconsistent with the Covenant, unless approved by Ecology in advance. This Covenant ensures the long-term integrity of the cleanup action will be protected.

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 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

AECOM. *Annual Cap Maintenance Report – 2018*. November 7, 2018.

Ecology. *Environmental Covenant*. March 27, 2014.

Ecology. "No Further Action Determination." July 2, 2014.

Ecology. *Periodic Review*. December 2019.

Ecology. Site visit. October 23, 2025.

GeoEngineers. *Site Remediation Report*. October 28, 2005.

Appendix A. Vicinity Map



SPOKANE.
DETROIT DIESEL-ALLISON

BISON
ENVIRONMENTAL
RESOURCES

Figure 1.
Site Location Map

Appendix B. Site Plan

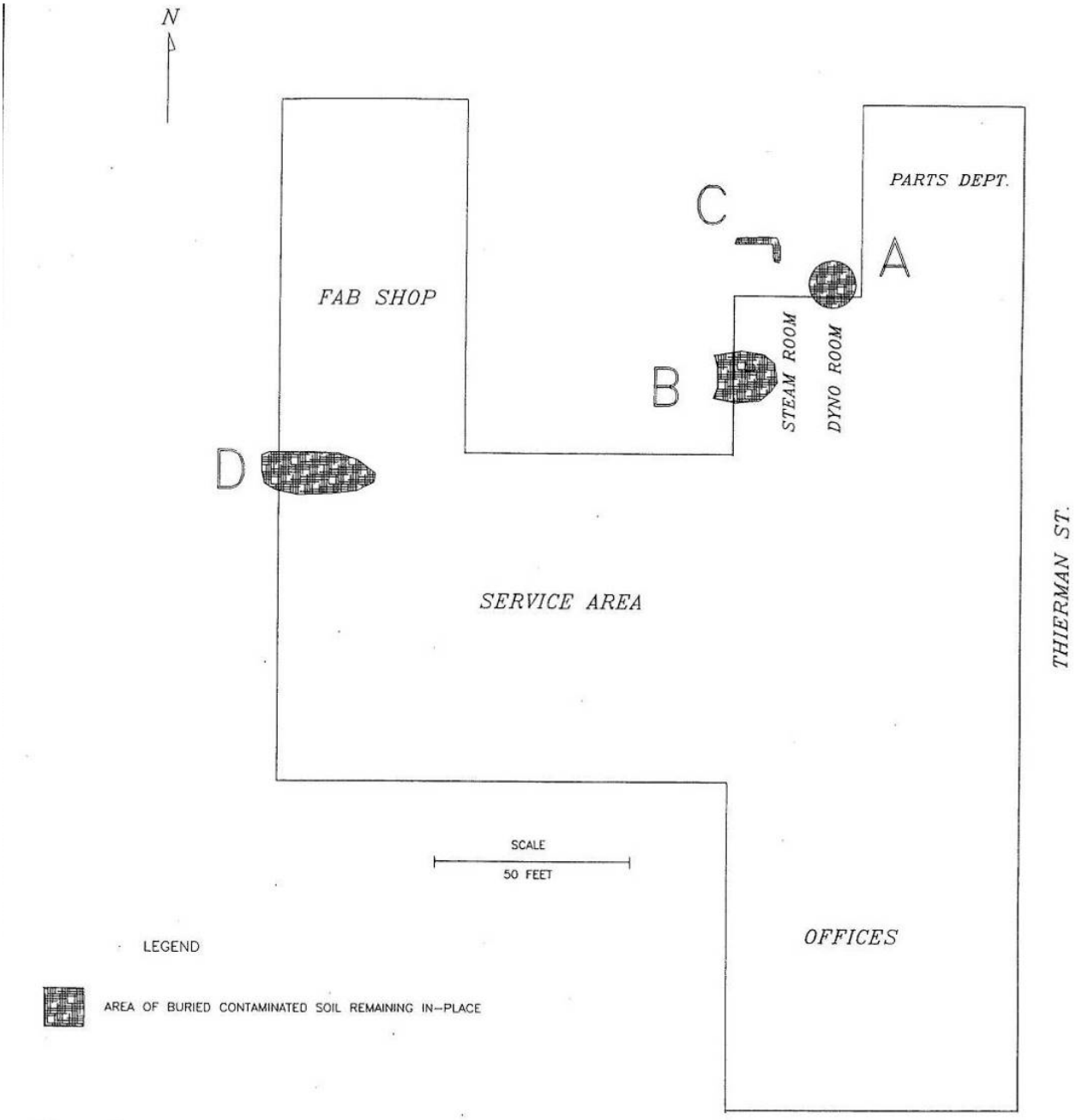

Figure 9.

PROJECT: *Spokane Detroit Diesel-Allison*	
TITLE: *Post-Remedial Contaminated Soil Remaining In-Place*	
BISON ENVIRONMENTAL RESOURCES	DATE: *06/01/95*
	DRAWN BY: *RDE*
	FILE NO: *SDDFIGX.DWG*

Appendix C. Photo Log

Photo 1: Terry's Trucking — from the northwest



Photo 2: North side of building — from the northeast



Photo 3: Area of remaining contamination near former steam room — from the west



Photo 4: East side of the building — from the west

