



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 456-2926

February 23, 2012

Mr. Bill Wedlake  
Spokane County  
1026 W Broadway Ave  
Spokane, WA 99260-0430

**Re: Further Action at the following Site:**

- **Site Name:** Spokane County Motorsport Park
- **Site Address:** 11900 Block W Sprague Ave, Airway Heights, WA
- **Facility/Site No.:** 7114346
- **VCP Project No.:** EA0197

Dear Mr. Wedlake:

The Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Spokane County Motorsport Park facility (Site). This letter provides our opinion. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70.105D RCW.

**Issue Presented and Opinion**

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Is further remedial action necessary to clean up contamination at the Site?

**YES. Ecology has determined further remedial action is necessary to clean up contamination at the Site.**

This opinion is based on an analysis of whether the remedial action meets the substantive requirements of MTCA, Chapter 70.105D RCW, and its implementing regulations, Chapter 173-340 WAC (collectively "substantive requirements of MTCA"). The analysis is provided below.

**Description of the Site**

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This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following releases:



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- Petroleum hydrocarbons into the Soil.
- Trichloroethylene (TCE) into the Groundwater.

**Enclosure A** includes a detailed description and diagram of the Site, as currently known to Ecology.

Please note a parcel of real property can be affected by multiple sites. At this time, we have no information the parcel(s) associated with this Site are affected by other sites.

### **Basis for the Opinion**

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This opinion is based on the information contained in the following documents:

- Environmental Activities Status Report, Spokane Raceway, Airway Heights, Washington: GeoEngineers, March 3, 2011.
- Limited Phase II Environmental Site Assessment, Spokane County Raceway, Airway Heights, Washington: GeoEngineers, March 29, 2011.
- Groundwater Investigation for Trichloroethene, Spokane Raceway Park, Airway Heights, Washington: URS, December 10, 2011.

This opinion is void if any of the information contained in those documents is materially false or misleading.

### **Analysis of the Cleanup**

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Ecology has concluded that **further remedial action** is necessary to clean up contamination at the Site. That conclusion is based on the following analysis:

#### **1. Cleanup.**

Ecology has determined the cleanup you performed does not meet cleanup standards at the Site.

Additional remedial actions recommended in Ecology's Opinion Letter of April 23, 2010 included the following:

- Collect soil samples from several areas of potential environmental concern.
- Remove or remediate soils with concentrations exceeding cleanup levels.
- Collect additional groundwater samples from the three shallow monitoring wells.
- Install and sample three deep groundwater monitoring wells.

Soil samples were collected in January 2011 from the areas indicated in the Opinion Letter. All soil sample results from the test pits were non-detect or below cleanup levels. In addition, 14 tons of contaminated soil was excavated from test pit TP-8 and transported off-site for disposal. Confirmation samples indicated that the contaminated soil had been removed. No additional soil evaluation or soil removal is necessary at this time.

The three shallow groundwater monitoring wells (MW1-S through MW3-S) were sampled in June and October 2010; all results were below cleanup levels. Based on these results, no additional groundwater monitoring of the shallow wells is necessary.

Three deep groundwater wells (MW-4 through MW-6) were installed in 2011. Groundwater samples were collected between September and November 2011; results indicated TCE in concentrations exceeding the cleanup level in MW-4 and MW-5.

Based on these results, Ecology recommends additional groundwater monitoring of the deep wells (MW-4 through MW-6). Samples should be collected for four consecutive quarters and should be analyzed for TCE. If all sample results are below the cleanup level, no additional monitoring will be required. If any sample results exceed the cleanup level, additional monitoring and/or remediation may be necessary.

Although the source of the TCE is unknown at this time, additional remedial actions are required since TCE concentrations in groundwater exceed the cleanup level in the on-site wells.

All environmental sampling data must be entered into Ecology's EIM database. For instructions on how to submit data, please refer to the following web site: [www.ecy.wa.gov/programs/tcp/data\\_submittal/data\\_requirements.htm](http://www.ecy.wa.gov/programs/tcp/data_submittal/data_requirements.htm).

### **Limitations of the Opinion**

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**1. Opinion does not settle liability with the state.**

Liable persons are strictly liable, jointly and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion **does not**:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

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To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70.105D.040(4).

**2. Opinion does not constitute a determination of substantial equivalence.**

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine whether the action you performed is substantially equivalent. Courts make that determination. *See* RCW 70.105D.080 and WAC 173-340-545.

**3. State is immune from liability.**

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. *See* RCW 70.105D.030(1)(i).

**Contact Information**

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Thank you for choosing to clean up the Site under the Voluntary Cleanup Program (VCP). After you have addressed our concerns, you may request another review of your cleanup. Please do not hesitate to request additional services as your cleanup progresses. We look forward to working with you.

For more information about the VCP and the cleanup process, please visit our web site: [www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm](http://www.ecy.wa.gov/programs/tcp/vcp/vcpmain.htm). If you have any questions about this opinion, please contact me by phone at 509/329-3522 or e-mail at [patti.carter@ecy.wa.gov](mailto:patti.carter@ecy.wa.gov).

Sincerely,



Patti Carter  
ERO Toxics Cleanup Program

PC:eh

Enclosures (1): A – Description and Diagram of the Site

cc: Barry Davidson, Receiver  
Jeff Leppo, URS  
Dolores Mitchell, VCP Financial Manager (without enclosures)

## Site Description

- The Site was developed as a race track in 1973. The Site includes two racetracks, a road course and an oval course, and a drag strip.
- A Phase I ESA identified several areas with environmental concerns included the presence of numerous drums, tires, petroleum stained soil and possible metals contamination, and abandoned vehicles and equipment.
- Trichloroethene was detected in one on-site well (Well 1) in 2008.
- A Phase II ESA was conducted in 2009. Shallow groundwater monitoring wells were installed; groundwater sample results indicated the presence of VOCs in one well. TCE was not detected in the deeper on-site wells. Additional groundwater samples were collected in 2010. All results were below cleanup levels.
- Petroleum contaminated soils were detected in the area of the maintenance shop. Contaminated soil was excavated and transported off-site in 2010. Confirmation soil samples indicated that the contaminated soil had been removed.
- Three deep monitoring wells were installed in 2011. Groundwater sample results indicated TCE concentrations above cleanup levels in two of the wells.
- A Limited Phase II ESA was conducted in 2011 to address areas identified after VCP review. Test pits were excavated in all areas of concern; soil sample results were all non-detect or below cleanup levels.
- Site soils generally consist of sand and gravel overlying basalt. Shallow groundwater was encountered at approximately 15 – 19 feet bgs. Depth to groundwater in the basalt aquifer is approximately 300 feet bgs.

# Site Diagram

