

Ted Uecker, Hydrogeologist, VCP Coordinator  
Department of Ecology  
Toxics Cleanup Program, Eastern Regional Program  
4601 N Monroe St  
Spokane, WA 99205-1295

September 27, 2019

Proposal Number X-19570

**PROJECT: Former Normandie Maintenance Facility**  
**SUBJECT: Remediation and Closure Plan**

Mr. Uecker,

We prepared this letter to describe our remedial action and closure plan for the subject property. NODO Spokane LLC plans to redevelop the property into mixed commercial and residential use. We are seeking input and concurrence from Ecology to achieve No Further Action through the Voluntary Cleanup Program.

As discussed in the meeting on August 14, 2019 the following structures are to be removed as illustrated with a red X in Figure 1:

- Calispel Shed
- Center Shed
- Mission Shed
- Structure West of Mission Shed.
- Welding Shop concrete slab
- Radio & Body Shop – only the south half
- Field Lab
- Structure West of Annex
- Pump Island and remaining UST's

The floor drains and drywells will be cleaned with a vac truck. After demolition of the Mission Shed and other buildings, the floor drains, illustrated with green squares, will be excavated. Potentially contaminated soils (based on soil discoloration, sheen, PID measurements) will be excavated where encountered. The soil will likely be disposed of at the Graham Road landfill.

The buildings that will not be demolished, including the Small Vehicle Repair and Wash Bays, will have the floor drains cleaned and sealed. If the Broom Shed is demolished, the residual soil from the cesspool area will be excavated for disposal. Occasional areas of stained soils throughout the site will also be excavated for disposal. Samples will be taken from areas excavated to document adequate remediation.

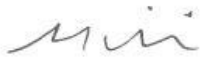
The Pump Island is planned to be completely removed along with the remaining underground storage tanks. A UST Removal Assessment will be performed in accordance with current UST regulations. Contaminated soil (if present) will be excavated for disposal

We recently installed 3 monitoring wells to obtain samples for chemical analysis and conduct hydrogeologic testing to determine basic aquifer parameters. Evidence of significant contamination was not encountered. The results of soil and groundwater sampling during well installation will be provided in a report when complete.

A restrictive covenant and engineering controls will be implemented to mitigate potential risks associated with potentially contaminated soils which may remain in place following remediation.

Thank you for the opportunity to be of service. If you have any questions or need additional information, please let us know.

Prepared by,  
BUDINGER & ASSOCIATES



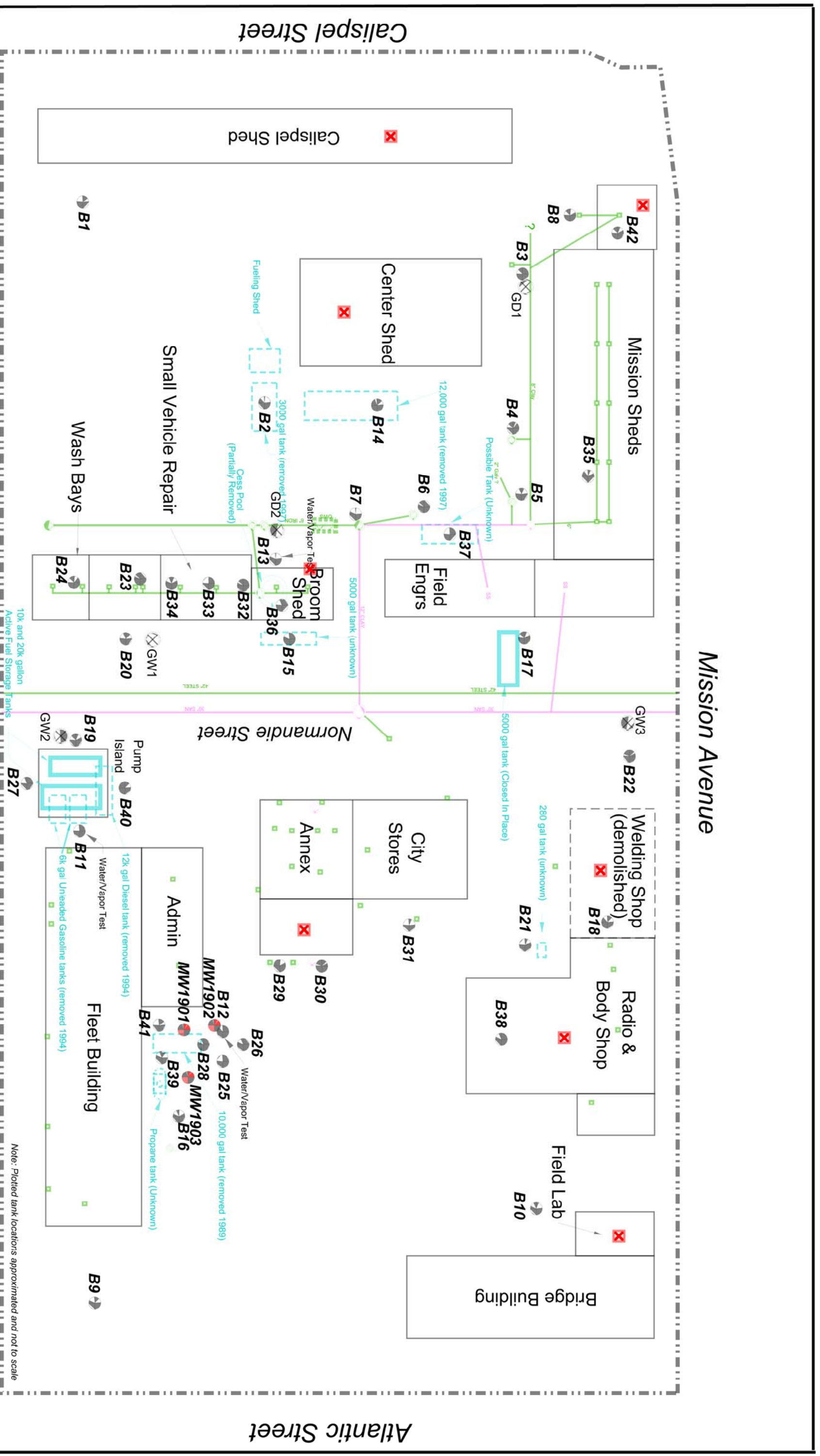
Galen Ribellia, EIT  
Staff Engineer



Stephen D. Burchett, PE  
Principal

Attachment:

- Site Plan



Note: Plotted tank locations approximated and not to scale

- Test Borings (B1)
- ⊗ Surface Samples (SS1)
- ⊗ Small Floor Drains
- ⊗ Larger Drains and Dry Wells
- ▭ Existing Tanks (Known)
- ▭ Removed Tanks
- ▭ Structures being Removed
- ⊗ Monitoring Wells (MW1901)



**B**  
Budinger  
& Associates

**SITE PLAN**  
BROADWAY & FANCHER INTERSECTION  
SPOKANE VALLEY, WASHINGTON

**FIGURE 2**  
PROJECT NUMBER: P07375  
DATE: 8/2019