STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
4601 N Monroe Street • Spokane, WA 99205-1295 • 509-329-3400

March 31, 2021

Bryce Robbert
Avista
1411 East Mission Avenue
Spokane, WA 99220-3727

Re: Further Action at the following Site:

Site Name: Avista Corp Spokane Service Center
Site Address: 1411 E Mission Ave, Spokane
Cleanup Site ID: 3512
Facility/Site ID: 31739484
VCP Project ID: EA0343

Dear Bryce Robbert:

On February 22, 2021, the Washington State Department of Ecology (Ecology) received your request for an opinion on your independent cleanup of the Avista Corp Spokane Service Center 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

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

YES. Ecology has determined that 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

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

- Metals, polycyclic aromatic hydrocarbons (PAHs), and petroleum hydrocarbons into the soil.

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

Basis for the Opinion

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

1. Spokane Environmental Solutions, Quarterly Groundwater Monitoring Report, February 22, 2021.

2. Spokane Environmental Solutions, Quarterly Groundwater Monitoring Report, November 24, 2020.

3. Spokane Environmental Solutions, Quarterly Groundwater Monitoring Report, August 12, 2020.

4. GeoEngineers, CSID No. 3512 Avista Service Center Garage Monitoring Well Installation and July 31, 2019 Groundwater Monitoring Report, September 13, 2019.

5. GeoEngineers, CSID No. 3512 Avista Service Center Garage Remedial Action, March 22, 2019.

6. Sheila Pachernegg, P.E., Hydraulic Lift Excavations Spokane Service Center, March 31, 1996.

Some of these documents are accessible in electronic form from the Site webpage[1].The complete records are stored in the Central Files of the Eastern Regional Office of Ecology (ERO) for review by appointment only. Visit our Public Records Request page[2], to submit a public records request or get more information about the process. If you require assistance with this process, you may contact the Public Records Officer at

[1] https://apps.ecology.wa.gov/gsp/CleanupSiteDocuments.aspx?csid=3512
[2] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests

recordsofficer@ecy.wa.gov or 360-407-6040.

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

Analysis of the Cleanup

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. Characterization of the Site.

Ecology has determined your characterization of the Site is sufficient to establish cleanup standards and select a cleanup action.

2. Establishment of cleanup standards.

Ecology has determined the cleanup levels and points of compliance you established for the Site meet the substantive requirements of MTCA.

For soil, the cleanup levels were established using MTCA Method A and are based on protection of groundwater. The land use is classified as industrial. The cleanup levels are as follows:

Contaminant	**Cleanup Level (mg/kg)**
Diesel- and oil-range petroleum hydrocarbons (DRPH + ORPH)	2,000
Polycyclic aromatic hydrocarbons (PAHs)	2.0

The point of compliance for soils is throughout the lateral extent of the Site, to a depth of 15 feet bgs. This is a conditional point of compliance based on direct contact with contaminated soils, as defined in WAC 173-340-720(8)(c). This conditional point of compliance is contingent on confirmation that groundwater meets cleanup standards throughout the Site.

For groundwater, the cleanup levels were established using MTCA Method A and are based on the protection of drinking water. The cleanup levels are as follows:

Contaminant	**Cleanup Level (µg/L)**
Diesel- and oil-range petroleum hydrocarbons (DRPH + ORPH)	500

Contaminant	Cleanup Level (µg/L)
Polycyclic aromatic hydrocarbons (PAHs)	0.1

For groundwater, the point of compliance is throughout the Site from the uppermost level of the saturated zone extending vertically to the lowest most depth which could potentially be affected by the Site. This is the standard point of compliance.

3. Cleanup

Ecology has determined the cleanup action you performed for the Site meets some, but not all, of the substantive requirements of MTCA.

- Approximately 3,792 tons of contaminated soil were excavated and disposed at the Graham Road Waste Management Facility near Medical Lake, WA. All remaining soil which exceeds cleanup levels following excavation is contained below a low-density polyethylene (LDPE) geotextile liner between 6 and 8.5 feet below ground surface (bgs) and clean imported structural fill.

- Ecology has not been provided documentation of soil samples collected near the former hydraulic oil reservoirs on the east side of the garage building. If these reservoirs were removed and assessed for potential soil contamination, please provide documentation of excavation, soil analyses, and waste disposal (if applicable).

- Since contaminated soil remains onsite and industrial cleanup levels were selected, an environmental covenant will be required to restrict site usage and ensure the protection of all engineered controls. Please provide a legal description of the site, an illustrated diagram that delineates the extent of remaining contaminated soil, and a maintenance and repair plan for the LDPE liner and soil cap.

- Groundwater has been monitored approximately quarterly from August 2018 to February 2021 from five monitoring wells. No contaminants of concern exceeded the laboratory method reporting limits (MRLs). This demonstrates that groundwater is in compliance with MTCA cleanup standards.

Limitations of the Opinion

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.

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

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. If you have any questions about this opinion, please contact me by phone at (509) 329-3522 or e-mail at ted.uecker@ecy.wa.gov.

Sincerely,

Ted M. Uecker
ERO Toxics Cleanup Program

tmu:hg

Enclosures (1): A – Site Description and Diagram

cc: Gary Panther, Spokane Environmental Solutions, LLC
Brandon Kautzman, Spokane Environmental Solutions, LLC
Kathleen Falconer, Ecology KLF

Enclosure A

Description and Diagram of the Site

Site Description

The Site is located northeast of downtown Spokane on the 19.62-acre Avista campus (tax parcel number 35093.2006), directly north of Mission Park. The Site is located approximately 400 feet west of the Spokane River, within the bounds of the Spokane Valley- Rathdrum Prairie Aquifer. The Site has been used to service Avista's (formerly Washington Water Power) fleet since 1955, and is zoned Light Industrial (LI) by the City of Spokane.

The Site contains a garage building with eight main garage door bays, a high bay area to the north, and two garage door bays and an office to the south. The building contained sub-slab hydraulic lifts in Bays 1, 2, 5, and 7, and the high bay area contained portable hydraulic lifts above-grade. The garage building was demolished in summer 2018, followed by assessment and remediation activities.

The Site is underlain by Miocene Grande Ronde Basalt, which comprises the southern boundary of the Spokane Valley-Rathdrum Prairie (SVRP) aquifer. Depth to groundwater at the site ranges from 10-37 feet bgs.

Site History

In 1994, the hydraulic lifts were removed as part of an independent investigation and partial cleanup. Petroleum staining was observed in soils surrounding the lifts to a depth of approximately eight feet bgs. Approximately 19 tons of soil were excavated and disposed, but excavation was discontinued due to concern with the structural integrity of the garage building. Ecology was notified of the release, and a site hazard assessment was performed. Additional excavations, borings, and characterization were conducted during the installation of four new hydraulic lifts in 1995. In 1999, another lift was removed along with approximately four cubic yards of petroleum-contaminated soil.

Four groundwater monitoring wells were installed between 1996 and 1997, with a fifth well installed in 2017. During the 90s sampling events, groundwater was determined to flow southeast toward the Spokane River; however, the flow was determined to flow northwest during subsequent sampling in 2018.

Following demolition of the garage building, test pits were excavated and soil samples were collected and analyzed for diesel- and oil-range petroleum hydrocarbons (DRPH and ORPH), RCRA 8 metals, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenyls (PCBs). Results of this sampling confirmed the presence of DRPH, ORPH, and PAHs exceeding MTCA Method A Industrial cleanup levels.

Between August and October 2018, approximately 3,792 tons of potentially-contaminated soil were excavated and disposed at Waste Management's Graham Road

Facility near Medical Lake, WA. Confirmation samples indicated that contaminated soil remains underneath Bays 1, 2, 4, 5, and 7 at depths ranging from 15 to 24 feet bgs. Further soil excavation could not be conducted due to the proximity to buildings and utility infrastructure. Residual contaminants include DRPH from 2,100 to 6,800 mg/kg, ORPH from 2,600 to 25,000 mg/kg, and PAHs with a toxic equivalency of 0.386 to 0.396 mg/kg. Following excavation, a low-density polyethylene (LDPE) liner was installed in the excavation between 6 and 8.5 feet bgs, graded to divert stormwater to an onsite management system.

Groundwater samples were collected from the five monitoring wells between August and October 2018, before and after excavation activities. All samples were analyzed for DRPH, ORPH, PAHs, and PCBs. PAHs were detected in wells MW-2, MW-3, and MW-4 at concentrations less than the cleanup level. All other analytes were non-detect at the laboratory method reporting limits (MRLs).

In December 2019, workers discovered that part of the geotextile liner was damaged during installation of a water line and stormwater drainage pipes. The liner was repaired the following month, and groundwater samples were collected biweekly during the interim to ensure that contaminants capped by the liner did not leach into groundwater.

Quarterly groundwater monitoring through February 2021 yielded no contaminants of concern exceeding the laboratory MRLs.

Sources: GeoEngineers, 2019; Spokane Environmental Solutions, 2020, 2021

Site Diagram