

## Ecology Proposes to Remove Site from Hazardous Sites List

The Manito Shopping Center site is located at 802 East 29<sup>th</sup> Avenue, in the city of Spokane, Spokane County, Washington (Fig.1). It is made up of two parcels in the western parking lot near the Pear Tree Inn, Washington State Liquor Store, and Red Carpet Travel & Cruise (Fig. 2). Contractors addressed petroleum product and dry cleaning chemicals in soil under portions of the parking lot. This work was completed under Ecology's Voluntary Cleanup Program. Ecology plans to remove the site from the Hazardous Sites List as a result of the completed work.



Looking at the west parking lot from Grand Avenue

You are invited to review the associated site documents and comment on the proposed delisting. ***Comments will be accepted July 11 2009 through August 10, 2009.*** The shaded box at the right provides details about where to review documents and submit comments.

## Hazardous Sites List

The Hazardous Sites List is a record of contaminated sites throughout the state that are ranked on a scale of one to five. One represents the greatest potential threat to human health and the environment; five represents the least potential threat. The Manito Shopping Center site ranked a five because of the petroleum and dry cleaning chemicals in soil under the western parking lot. A site may be removed from the Hazardous Sites List after cleanup work is completed and it meets Ecology's criteria. Ecology proposes to remove this site based upon the following information:

- Review of the cleanup reports.
- Supporting documentation.
- State standards for cleanup of Polynuclear Aromatic Hydrocarbons (PAHs), Trichloroethene (TCE) and Tetrachlorethene (PCE) in soil have been sufficiently achieved at the site.

## Contacts

### Comments Accepted

**July 11 through August 10, 2009**

### Para asistencia en Español

Richelle Perez 360/407-6971

### Если вам нужно помощь по русский, звоните

Tatyana Bistresvesky 509/928-7617

### Document Review Locations

#### WA Department of Ecology

Kari Johnson

Public Disclosure

4601 N. Monroe St.

Spokane, WA 99205-1295

Call for an appointment 509/329-3415

### Comments and Technical Questions

Patti Carter

WA Department of Ecology

4601 N. Monroe St.

Spokane WA 99205-1295

509/329-3522

e-mail: paca461@ecy.wa.gov

### Public Involvement Questions

Carol Bergin

WA Department of Ecology

4601 N. Monroe St.

Spokane, WA 99205-1295

509/329-3546

e-mail: cabe461@ecy.wa.gov

### Ecology's Toxics Cleanup Website

Facility Site ID No.

**9406814**

## Investigations and Cleanup

Manito Shopping Center Associates, LLC hired contractors to conduct investigations in June 2007 to determine if former dry cleaning and gas station operations left environmental impacts to the site. The dry cleaning facilities operated from 1940 to 1947 and 1955 to 1969 at the site. These services were located in the western parking lot, west of the Pear Tree Inn. The building where the dry cleaning operations took place was demolished in 1969. The gas station operated from 1940 to 1960 and was located at 3013 and 3015 South Grand Boulevard on the southeast parcel next to the dry cleaning parcel.

Contractors completed several investigations which included:

- Drilling holes called soil borings in the parking lot and taking soil samples.
- Installing monitoring wells and sampling the groundwater.
- Inspecting current engineering controls to ensure they met standards to protect the public from any site-related contamination.
- Managing waste resulting from the investigations.

Sampling conducted through soil borings in the parking lot indicated certain chemicals in the soil exceeded state standards. Chemicals included PAHs and the dry cleaning solvent compounds TCE, and PCE.

Cleanup activities included ensuring that the protective asphalt cap over the contaminated soils was intact, sealing and patching any cracks in the asphalt, managing storm water and drywells in the western parking lot and allowing any remaining chemicals under the asphalt to naturally degrade over time into less harmful forms. The asphalt cap over the contamination acts as a protective cover and reduces the potential for exposure.

Another protective measure is an Environmental Covenant, also called a Restrictive Covenant. This document has been recorded with Spokane County to restrict how the land is used. Restrictions are necessary because some contamination was not removed under the two parcels in the western parking lot. The Environmental Covenant also serves as a way to maintain the cleanup that was performed.

## What Happens Next?

After the 30-day comment period, Ecology will review and respond to the public comments received about the removal of the site from the Hazardous Sites List. If no significant changes are made, the site will be removed from the August 2009 Hazardous Sites List.

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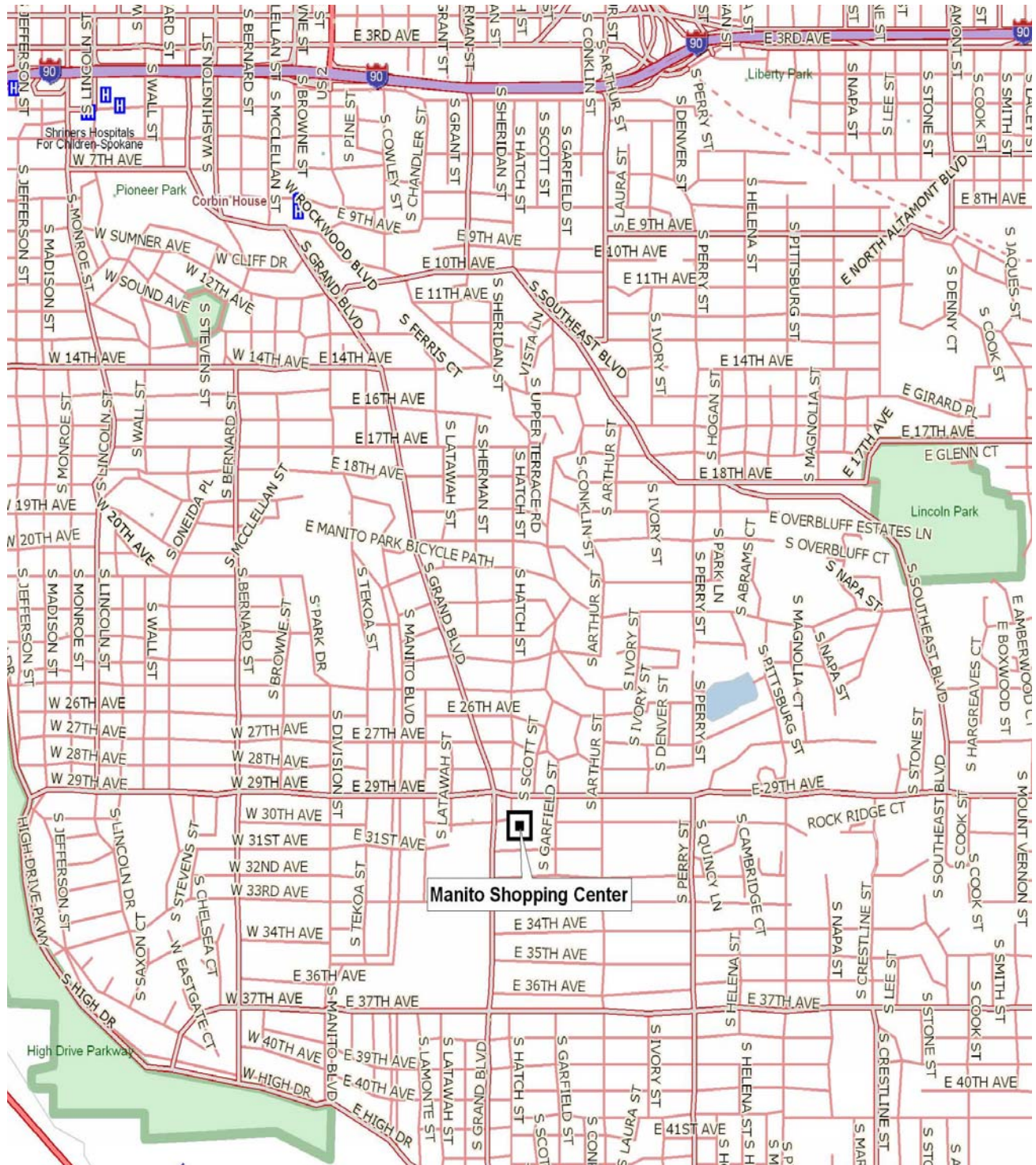


Figure 1



Figure 2

If you need this publication in an alternative format, call Carol Bergin at 509/329-3546. Persons with hearing loss, call 711 for Washington Relay Service. Persons with speech disability call 877-833-6341