

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Old Corral Pit
Spokane, WA

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Phase I Environmental Site Assessment

OLD CORRAL PIT SPOKANE, WA

1 |EXECUTIVE SUMMARY

The subject property was undeveloped and forested prior to development. It was developed into a gravel pit in the early 1900's and this use has continued and expanded to cover nearly the entire property. Gravel production ceased several years ago, and the pit has been mostly reclaimed. It has been used recently for maintenance, shop and office facilities, and for storage of construction equipment and materials. We understand that the County is in the process of moving to another facility and cleaning up remaining materials and equipment to prepare the property for sale.

We have identified several "recognized environmental conditions" that the County or a perspective buyer will likely want to evaluate further:

Underground Storage Tanks (UST's) have been removed from the property and a minor amount of petroleum hydrocarbons were noted in the UST removal assessment report. The UST's are considered completely closed by Ecology, however, trace amounts of 1,1,1 Trichloroethane was detected in a sample from the waste oil tank excavation. This solvent has caused substantial contamination at similar Washington State Department of Transportation (WSDOT) facilities.

Drywells near the shop facilities are likely contaminated to some degree from stormwater runoff.

The shop has floor drains that have been sealed, but were presumably connected to the septic system or to a drywell.

Hydraulic hoists in the building are considered a recognized environmental condition as there is a potential for leaks. The volume of this type of leak is usually limited.

Maintenance activities in the shop appear to be fairly limited, as the facilities are not big enough for heavy maintenance, and because the County performs most of their equipment maintenance at another facility. The associated risks are likely limited.

The building may have asbestos and lead paint containing materials that would need to be addressed prior to remodeling or demolition work. This is common with older buildings and represents a limited financial risk for proper abatement.

The maintenance shop has remnants of a boiler in the mechanical room. The records we reviewed indicate natural gas heat, but it is unclear if this has always been the case. Piping is located outside the building near the mechanical room, leading us to suspect a heating oil tank.

The gravel pit represents a largely unknown and potentially significant risk. Records indicate that it is closed and it appears to be mostly reclaimed. Portions of the pit have been filled with road maintenance waste. The materials include concrete, asphalt, curbing, parts and pieces of utilities, general fill material, street sweepings, wood waste and other items removed from the right of way including deer, miscellaneous scrap and equipment parts. We did not find records or other evidence of uncontrolled or public dumping, or hazardous material disposal.

The site is within the affected area of the Kaiser Mead Superfund Site. Groundwater is not very deep, and flows northwest towards the Little Spokane River. It is believed to be contaminated by a plume of cyanide and fluoride from the Kaiser Mead smelter. This condition should not impact the subject property, and public water supply is available. If gravel pit operations and conditions at the site have impacted groundwater, the constituents should be easily differentiated from the Kaiser plume.

The subject property is not listed as a known or suspected contaminated site. Other known regulatory sites are not believed to represent environmental concerns or financial liability for the subject property.

2 | INTRODUCTION

2.1 | Purpose

We understand that a phase I environmental site assessment has been requested to help evaluate environmental conditions prior to selling the property. We understand that Spokane County is selling the property for potential development.

The purpose of this Phase I Environmental Site Assessment is to provide information on Recognized Environmental Conditions at the property that may represent potentially significant liabilities. It is a preliminary site evaluation that develops an understanding of past activities through a review of historical information and a physical reconnaissance of the site.

Recognized Environmental Conditions are defined as the "likely presence of hazardous substances or petroleum products on a property under conditions that would indicate an existing release, a past release, or material threat of release." If such conditions were brought to the attention of the appropriate environmental regulatory agency, such as the Washington State Department of Ecology (WSDOE) or Environmental Protection Agency (EPA), these agencies would require additional assessment and possibly remedial action.

Minor or “De-Minimus” conditions are those that do not represent a significant risk to human health or the environment and those which may be readily corrected with ordinary expense and effort are not considered Recognized Environmental Conditions in the context of a Phase I Environmental Site Assessment.

2.2 |Scope of Services

The scope of services is outlined in our Proposal X-17109 dated February 21, 2017. This environmental site assessment was performed in general accordance with the American Society for Testing and Materials (ASTM) Practice E 1527-13: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The format of this report generally follows the format recommended by the ASTM Standard Practice.

2.3 |Significant Assumptions

We assume the information available from public agencies and databases is accurate. We assume that the information provided by the property owner and others interviewed for this report is accurate. We assume that there has not been an attempt to conceal the disposal, discharge, or spillage of hazardous substances or petroleum products on the property. The Client understands that this is not a comprehensive environmental characterization of the property. The Client also understands the limitations of the Phase I Environmental Site Assessment process. Please contact us to review the findings and opinions expressed in this report if the above assumptions are found to be incorrect.

2.4 |Limitations and Exceptions

Budinger & Associates, Inc. performed the services for this assessment by generally following the approach of ASTM Practice E 1527-13, which describes the limitations of the practice. Other specific limitations and exceptions, such as data gaps in some of the available information, may be described in various sections of this report.

2.5 |Special Terms and Conditions

This report includes special terms and conditions as described in the ASTM standard, our contract agreement, and as described in various sections of this report. The observations, conclusions, and recommendations presented in this report comprise professional opinions based upon the information we have reviewed for this assessment; no express or implied warranties are offered.

2.6 |User Reliance

Budinger & Associates, Inc. developed this scope of work for the use and benefit of JUB Engineers and Spokane County, referred to as our Clients, for the purposes stated herein. The work performed and data produced or made available by Budinger & Associates, Inc. to the Client is solely for the benefit of the Client.

The Client does not have the right to assign or provide this report to a third party for their use or reliance without the consent of Budinger & Associates, Inc. Reliance by third parties on this report may be inappropriate or misleading. Furthermore, possession of a complete report with all

exhibits, photographs, and appendices as listed in the Table of Contents is a condition for use of this report.

With the permission of the Client, Budinger & Associates, Inc. is willing to consult with interested third parties and provide a written Letter of Reliance to permit such third parties to rely on this report. This report will require updating if different activities take place on the property, after one year, or as required by a potential User or Lender.

3 | SITE DESCRIPTION

3.1 | Location and Legal Description

The site is located in eastern Washington in the Fairwood neighborhood of Spokane County north of the City of Spokane. The Spokane County Assessor identifies the subject property as Parcel Number 36056.9002, and is zoned for mining. There are two known addresses associated with the property which are 12807 and 12700 Mayfair Road, Spokane, WA. A detailed property description is provided on the parcel information records provided in Appendix 10.5. The Vicinity Map and Site Plan presented in Appendices 10.1 and 10.2 illustrate the approximate location and boundary of the subject property.

3.2 | Site and Vicinity General Characteristics

The site is located within a residentially and commercially developed area in north Spokane. Residential development is found to the north, west and south of the subject property. The adjacent property to the east was also operated as a gravel pit; this area and the area to the north have been recently developed into commercial and residential use. Mead High School is located adjacent to the southwest. Commercial development occurs mainly along the Highway 395 corridor. Land use and general characteristics of the surrounding area are well represented by the recent site and aerial photographs presented in Appendix 10.3 and Appendix 10.4.

3.3 | Current and Past Uses of the Property

Spokane County purchased the property from Rare Metal Mines in 1948. A smaller gravel pit was located on part of the property in the 1930's. Gravel mining expanded to include nearly the entire property by the 1990's. Spokane County has used the property for sand and gravel along with a shop for minor vehicle maintenance, office space and storage of vehicles and deicing materials. WSDOT has used portions of the pit for equipment and materials storage.

The pit is no longer in operation and a significant amount of fill material, including street sweepings, inert materials, wood waste and assorted debris has been used to fill portions of the pit. Presently, Spokane County has deicing materials on site and multiple vehicles, equipment and office space. They are in the process of removing materials and equipment from the property to prepare the property for sale.

3.4 |Description of Improvements to the Site

The subject property has access from the intersection of N. Mayfair Road and E. Farwell Road. The majority of the subject property is an open pit used for sand and gravel mining, although significant areas have been backfilled. Two storage buildings used by the WSDOT for construction materials storage are located in the southwest corner. The east-central part of the property has deicing storage and filling facilities which has a secondary containment liner. The southeast corner of the property has modular offices installed in 2012, an older maintenance shop constructed in 1966 with an addition in 1975, and a newer heated vehicle storage building constructed in 1998.

The modular office buildings are connected to public water and sewer. We understand that these will be relocated. The newer vehicle building does not have water or sewer connections and the old maintenance shop has been disconnected from water. The subject property has a chain link fence surrounding it. A 64' radio repeater antenna is located on the northern part of the property which is planned to remain and be utilized after sale of the property. Photographs for the site are presented in Appendix 10.3.

3.5 |Past and Current Uses of the Adjoining Properties

NORTH: The area immediately adjacent to the north of the subject property was undeveloped, forested land until the residential development was started in the early 2000's. Adjacent areas were used for gravel borrow. This area is fully developed now.

EAST: The area immediately adjacent to the east was undeveloped forested land until it was used for gravel production in the 1970's. Highway 395 was straightened and expanded during the same time frame. Commercial development along Highway 395 has occurred over the past 30 years and it is now nearly fully developed. The adjacent office buildings, retail development, pond and apartment complex development occurred from 2006 to 2011.

SOUTH: There was limited residential development to the south until the 1960's. By 1970, this area had significant residential development and a school located to the southwest. The area to the south has been nearly fully developed since.

WEST: There has been sparse residential development to the west since the early 1900's. Most of this was located on the west side of Mill Road. Significant residential development on the east side of Mill Road occurred in the 1960's and 1970's and has increased since. Part of the subject property is bordered by the sports fields of the school. The land immediately adjacent on the northwest side is undeveloped, likely due to steep slopes. A portion of land owned by Spokane County at the southwest corner of the property has recently been developed into a decant facility for storm drain sediment and street sweepings. It will be retained by the County.

4 | OWNER PROVIDED INFORMATION

4.1 Property Ownership

The subject property is owned by Spokane County. The subject property was purchased from Rare Metal Mines as 3 separate parcels in 1943, 1948 and 1951. We do not have records of prior ownership.

4.2 Environmental Liens or Activity and Use Limitations

The owners do not report environmental liens or activity and use limitations. The Washington State Department of Ecology (WSDOE) did not report liens, restrictive covenants or environmental land use limitation records on file for the subject property. The environmental records database review does not indicate environmental liens or covenants.

4.3 Specialized Knowledge

ASTM Standard Practice 1527-13 for environmental assessment defines specialized knowledge as information the user of the report or property owner would have due to previous and current use of the property. The property has been owned and operated by Spokane County beginning in 1943, though very little information about early use of the site is available. Brian Dowd, District 1 Supervisor, provided us access and completed the questionnaire presented in the appendix. He has been with Spokane County for 27 years and is familiar with the history and use of the gravel pit and maintenance facilities in this timeframe.

4.4 Commonly Known or Reasonably Ascertainable Information

We use environmental records reviews, familiarity with the general area, and interviews to help identify commonly known or reasonably ascertainable information about known contaminated sites or areas that may not be listed in regulatory databases, such as neighborhood dumps or historical spills. The Kaiser Mead Aluminum works is a commonly known Superfund site that affects the subject property as the contaminated groundwater flows beneath the subject property.

4.5 Valuation Reduction for Environmental Issues

Properties with known environmental contamination sometimes experience a reduction in property value as a result. Spokane County Tax Assessor's records indicate increases in appraised land value for the parcel since the 1950's.

4.6 Owner/User Provided Information

The District 1 Supervisor for Spokane County, Brian Dowd, completed an environmental site assessment questionnaire for the subject property which is included in Appendix 10.6. He also provided historical use information for the property.

4.7 Reason for Performing Environmental Assessment

We understand that this environmental site assessment was requested to evaluate environmental conditions at the subject property to help facilitate marketing and sale of the property. We do not know of other reasons the environmental site assessment was requested.

4.8 |Client Responsibility

The Client was responsible for providing information available relating to the environmental condition of the property, as outlined in our proposed scope of work, to include:

- Access to the subject property;
- Person(s) knowledgeable about the site during reconnaissance;
- Available documents or information concerning known or potential environmental liabilities, if they exist

5 |RECORDS REVIEW

5.1 |Standard Environmental Record Source

We reviewed a radius report for the subject listing regulatory sites within the various radii specified by the ASTM assessment guideline. Maps illustrating the radii searched and regulatory sites identified are presented in the Environmental Database Report presented in Appendix 10.7.

The subject property is listed as being a gravel pit in the report. Other nearby gravel pits listed are Cunningham Sand & Gravel and Central Pre-Mix Old Corral. WSDOE Confirmed and Suspected Contaminated Sites including Brownfield and Voluntary Cleanup Program Sites were not listed within the radius searched.

Central Pre-Mix Old Corral pit and Thompson Printing Company are listed on the Facility Registry Index (FINDS). The Central Pre-Mix pit was adjacent to the east of the subject property.

Eight locations were listed on the Facility Site Identification System (FSIS-WA). These include Thompson Printing Company, Spokane County Old Corral Shop, Old Corral Shop, Wandermere Gravel Pit, My Dentist Spokane, USWCOM Dartford N Rptr Building, Grease Monkey and Wandermere Foodmart. These locations are listed due to the nature of business, and do not indicate suspected contamination. There are five dry cleaners listed within the searched radius and Thompson Printing Company is listed as a printer site. Westco Martinizing Shadle is listed as a Hazardous Waste Generator.

The Wandermere Gravel Pit is listed in the report as a Historic Leaking Underground Storage Tank (Hist-LUST-WA) site. However, later sections of this report do not have listings for Open or closed LUST sites within the radius searched. The Wandermere Pit is listed as a Confirmed and Suspected Contaminated Site with No Further Action required as it has been cleaned up. This site is too distant from the subject property to pose environmental risk.

The Old Corral Shop is listed as having an Underground Storage Tank and is also listed as a gravel pit and an inactive hazardous material generator.

Kaiser Aluminum (Mead Works) is listed as a National Priorities List Superfund Site. The plant is over one mile to the southeast of the subject property. Previous operations at the plant have contaminated the ground water with high levels of cyanide and fluoride. The contaminated groundwater plume flows to the northwest, directly below the subject property.

5.2 | Additional Environmental Record Sources

We reviewed the WSDOE facility/site webpage. The Old Corral Shop was listed as having an underground storage tank but is reported as closed in 2000. The site is currently listed as a hazardous waste generator. The address listed for the Corral Shop on Ecology's website is N. 12700 Mayfair.

Current leaking underground storage tanks (LUSTs) were not identified within close-proximity to the subject property. The Wandermere Gravel Pit was listed as a LUST and a closed UST in April 1999. We assume no further action was required. The Wandermere Food Mart is presently listed with USTs as regulated businesses. Other close-proximity sites are listed due to being regulated businesses such as hazardous waste generators (dentist, veterinary clinics, a martinizing business, Albertsons, Rite Aide, and a printing company). These sites were not identified as having known or suspected contamination and are not believed to be an elevated risk to the subject property. A Facility/Site map and facility reports are provided in Appendix 10.7.

The WSDOE also provided historic records:

- A cancellation of a permit notice was issued to Central Pre-Mix Concrete Company by WSDOE in 2005 to cancel coverage of the permit to discharge process water or storm water associated with sand and gravel mining. Other stormwater and operations permits were provided for their gravel, asphalt and concrete production facilities adjacent to the east of the subject property.
- A Dangerous Waste Site Identification Form from 2003 indicates intent to withdraw a site identification number as a hazardous waste generator.
- A copy of the Warranty Deed from when Spokane County purchased the subject property from Rare Metal Mines in 1948 was also provided along with a 2017 Title Report.
- A Site Assessment report by Tetra Tech Inc for UST removal was provided from 1992. One 2,000 gallon gasoline tank, one 2,000 gallon diesel tank and one 500 gallon waste oil tank were removed in October 1991. The address listed on the report is 12700 N. Mayfair. The tanks were reported to be in operation since 1973. Soil samples were obtained and analyzed from the soils around the three tanks. The samples taken from below the gasoline and diesel USTs did not indicate petroleum hydrocarbon contamination above the detection limits. One of the samples did have 1,1,1-

Trichloroethane detected at 17 ppm. This level was below the action level at the time of 20 ppm. Lead concentrations above the cleanup level were not found.

One of the samples obtained around the waste oil tank was reported to contain heavy petroleum concentrations at 402 ppm; above the 200 ppm cleanup level at the time. The current default action level is 2000 ppm. It was reported that the high concentration may have been due to a minor tank or line leak, surface spillage or overfilling the tank. However, another possible influence was the buried asphalt nearby. If the source was the tank, the determination was that the source had been removed. Sampling from the pump island or piping is not reported.

5.3 |Physical Setting Sources

Physical setting sources include United States Geologic Survey (USGS) topographic maps, geologic studies, historical aerial photos, topographic maps and nearby well log reports available from the WSDOE.

Topographic Maps

We reviewed historical USGS topographic maps for the subject property from 1901 to 2014 which are presented in Appendix 10.5.

- In the 1901 historic topographic map the subject property and adjacent areas are not illustrated as developed. Some of the present roads are illustrated such as Mill Road and Highway 395. Changes were not illustrated on the subject property in the 1915, 1929, and 1939 topographic maps.
- The subject property is illustrated as a gravel pit in the 1951 topographic map. The northeast corner of the property is intersected by the 1,800 foot elevation contour line (Mean Sea Level). Hastings Road, Mill Road and Highway 395 appear to be illustrated as major road systems, although Highway 395 appears to be further east than it is today. A State Fish Farm and Golf Course are illustrated to the northeast of the subject property.
- Significant changes to the subject property were not observed in the 1960 topographic map. Some increased development is observed along Highway 395.
- In the 1977 topographic map, the roads to the south are illustrated along with increased residential development. Another gravel pit is illustrated to the north on the east side of Highway 395. The Fish Farm is no longer illustrated. Mead High School is illustrated to the southwest. There is increased development illustrated on the 1986 topographic map in all directions.
- In the 2014 topographic map, the areas around the subject property along with the parcel adjacent to the east are fully developed. The gravel pit on the east side of Highway 395 is not illustrated as a gravel pit.

Geologic Setting

Basement bedrock below the site is believed to be comprised of very old (1 billion or more years) metamorphics of the Belt Supergroup such as those outcropped at Dart Hill and along Highway 395 to the north. The site lies in an alluvial valley southeast of the left bank of the Little Spokane River. Deep, coarse-grained, alluvial soils are present as a results of catastrophic flooding which occurred near the end of the last Ice Age (roughly 10,000 years ago).

Hydrogeologic Setting

The Corral Pit is located approximately one-half mile south and southeast of the Little Spokane River. The Little Spokane River flows westward to drain into the Spokane River six miles to the west. Two nearby well reports indicate the static water level in the area of the subject property is approximately 34' to 50' below the surface. Groundwater flows under the subject property to the northwest.

The groundwater below the subject property is known to be contaminated with high concentrations of fluoride and cyanide from the Kaiser Mead Works, located approximately one mile to the southeast; this site is currently a National Priorities List (Superfund Site).

There is a man-made pond located on the subject property immediately adjacent to the east. At the time of our site reconnaissance there was a significant amount of pooled water around the subject property; mainly in the pit. Although there had been extensive rainfall in the previous week, owner provided comments on the environmental site assessment questionnaire indicates that water is present in portions of the pit seven months out of the year. This is supported indicated by the presence of cattails observed in the southeast part of the pit.

There is one dry well located on the north side of the old maintenance facility. Groundwater infiltrates the ground naturally in other parts of the property.

5.4 |Historical Use Information for the Property

Aerial Photographs

We reviewed historical aerial photographs for the subject property from 1946 to 2016. The historical aerial photographs are presented in Appendix 10.4.

- The majority of the subject property appears to be undeveloped with tree cover in the 1946 aerial photograph. A small pit is observed on the southeast corner of the property. The surrounding area is undeveloped but Hastings Road, Mill Road and US Hwy 395 are observed as more primitive roadways. Some residential development is observed west of Mill Road.
- In the 1972 aerial photograph, the gravel pit has expanded to cover most of the property. A few structures are observed on the southeast corner. The areas to the west and north are still undeveloped. Increased residential and commercial development is observed to the east along Highway 395. The area immediately adjacent to the south is residentially developed along Mayfair Road and the school is present to the southwest.

- In the 1982 aerial photograph, there does not appear to be significant changes to the subject property. The parcel immediately adjacent to the east appears to be part of the pit. The areas around the subject property have continued to residentially and commercially develop along Highway 395 and Mill Road. The area to the south is fully developed.
- Significant changes to the subject property were not observed in the 1991 aerial photograph. The areas to the south, west and east are fully developed. The land north of the subject property appears to be undeveloped.
- Significant changes to the subject property are not observed in the 1995 aerial photograph. The area to the north at the intersection of Highway 395 and Mill Road appears to have been excavated.
- In the 2006 aerial photograph, the parcel immediately to the east has a pond but the ground is bare. Multiple structures and vehicles are observed on the subject property. The development immediately adjacent to the north is being constructed.
- The residential development to the north has grown in the 2011 aerial photograph but is not yet completed. The parcels adjacent to the east and southeast have been commercially developed along with the apartments adjacent to the northeast corner. The areas around the subject property are fully developed.
- The decant facility to west of the subject property is present in the 2016 aerial photograph. Significant changes to the subject property are not observed. The residential neighborhood adjacent to the north appears to have been completed.

Spokane County provided historic aerial photographs of the property dating back to 1935. In the 1935 aerial photograph, there appears to be a small gravel pit located on the property but most of the property is undeveloped lightly forested land. The other photographs provided by the County reflect the observations noted on the ERS photographs.

Other Historical Maps

We requested historical fire insurance maps for the subject property but they were not available for this area. This typically indicates a lack of significant development.

City Directories

We reviewed provided directories for the subject property from 2002 to present. Listings were not present for the businesses along Addison Street in 2002. 12807 N. Mayfair Road was not listed.

In the 2007 directory, only one residential listing is provided for this section of Farwell Road. This section of Addison Street is not listed. The gravel pit is not listed but some residences are listed on Mayfair Road to the south.

Local Agency Records

We requested records from the Spokane Regional Health District. They did not have records pertaining to installation of a septic system on the properties.

We reviewed parcel information from the Spokane County Tax Assessor website. Parcel Number 36056.9002 is 40.7 acres of land classified as mining. The office building and chain link fencing is listed as being constructed in 1966.

We also reviewed archived tax records from the Eastern Washington Archives for the Spokane County Gravel Pit, parcel 36053.9009. Tax records indicate an increasing property value since 1954. The office building and garage were constructed in 1966 with an addition to the garage in 1975. Heating oil is not listed as a heat source. The facility did have a pump island and underground storage tank listed along with a water well. We have not been able to determine the location or find a water well report for the well. A schematic showing the location of the pump island was attached to the appraisal document. Another tax appraisal document for parcel 36064.9039 owned by the State of Washington was also provided. This 3.31 acres may have been added onto the subject property. Assessed tax value has increased since 1955.

We reviewed documents provided by Spokane County for the pit. Site plans and sewer connection, plumbing, and fire alarm permits were provided for the office trailer constructed in 2012. Plans and permit applications for the storage building constructed in 1998 were also provided. The vehicle storage building is 74' x 32' feet, has lights and heat but no water. The permit application documents for the 64' tall radio repeater on the north side of the property were also provided.

The Spokane County Sheriff's office did not have records pertaining to responses to the subject property for environmental related issues such as drug labs or illegal dumping.

5.5 | Historical Use Information on Adjoining Properties

Aerial photographs, topographic maps, and tax appraisal records also illustrate development of adjacent and nearby properties. We have not identified nearby land use, businesses or industries with a significant potential to impact the subject property in the vicinity of the site.

6 | SITE RECONNAISSANCE

6.1 | Observations and Limiting Conditions

We performed reconnaissance of the subject property and adjacent areas during March 2017. At the time of our visit, the ground was free of snow cover but was saturated with recent rainfall. We did not access the modular office buildings, however, we do not believe this to be a significant limiting factor.

Inside the old maintenance facility we observed an old hydraulic lifts. The lift has not been used for many years. Old hydraulic lifts can leak but we do not know if this one has. The shop also

has floor drains which appear to have for sealed for a long time. They were likely connected to the septic system or possibly to a drywell. We have not found records illustrating the piping schematics for these drains.

In a mechanical room of the building, there appears to be an old boiler system of unknown use. We have not found records indicating the presence of oil heat. We have found records indicating natural gas heating. Two galvanized pipes observed on the outside of the building near the mechanical room is possibly from a heating oil tank. Ground Penetrating Radar could be utilized to determine if a heating oil tank is present.

Although we know there to be an old septic tank and associated drain field on the subject property, we do not know the exact location. We understand that the drainfield is located near the new vehicle storage building. The Spokane Regional Health District did not have records relating to the system.

There is a dry well located adjacent to the maintenance shop. The soils around the dry well could potentially be contaminated with petroleum products of other materials from surface spills, or if improper dumping of these products occurred. Drywells are usually contaminated to some degree from pollutants carried by stormwater runoff.

There are large portable containers present for storing and loading magnesium-chloride deicer. This fairly new system is reported to have a secondary containment system. Previous leaks prior to this storage system are possible. Furthermore, surface storage of road salts/sanding materials could potentially leach sodium, magnesium or other minerals into the underlying soils.

The gravel pit itself has been filled with significant amounts of fill material from outside sources. We observed materials including concrete, asphalt, tar curbing, utility pieces, general fill material. A significant amount of street sweepings are present, along with wood waste, dead deer and miscellaneous scrap and equipment parts. Most of the material is soil. We understand that the material was generated during processing of gravel or from County roadway and construction projects. We did not find records or conditions to suggest uncontrolled dumping from outside sources.

6.2 [Hazardous Substances and Petroleum Products with Identified Uses

We observed multiple petroleum products stored inside the shop mainly consisting of oils and hydraulic fluids for light maintenance activities. We did not observe indications of leakage or spills in the form of foul odors, large areas of unusual discoloration or visible product leakage outside of the facility.

The shop facility is an old building which could potentially have asbestos materials and lead-based paint. There are no asbestos surveys available for the subject property.

6.3 |Hazardous Substances and Petroleum Products with Unidentified Uses

We did not identify hazardous substances or petroleum products with unidentified uses during the site reconnaissance. Soil sampling during the removal of the UST identified Trichloroethane in one of the samples. This was likely used as a shop solvent.

6.4 |Storage Tanks

Three USTs were removed from the property as mentioned in other sections of this report. It is possible that a heating oil tank is located near the shop, but the location, if present, is unknown at this time. There are also large storage containers for deicer materials on the east side of the property. A small waste oil tank in secondary containment is located at the northeast corner of the shop building.

6.5 |Odors

We did not notice unusual, noxious or chemical odors during reconnaissance of the property.

6.6 |Pools of Liquids or Wetlands

Several portions of the pit were covered by pooling water during our site reconnaissance due to recent, heavy precipitation. The presence of cattails are indicators that the southeast part of the pit has standing water present during most of the growing season. It appears that surface drainage accumulates in this area, we do not suspect a shallow water table or springs.

6.7 |Drums and Other Containers

We observed several 55-gallon and 5-gallon containers of petroleum products and other maintenance chemicals at the site. Some of these were empty and some were full. In our opinion, the drums and other containers represent a limited financial liability for proper disposal.

6.8 |Indications of Polychlorinated biphenyls (PCB's)

We have not identified past use of the subject property or records that would indicate that the presence or use of PCB's is likely. It is common for older fluorescent light ballasts and electrical transformers to contain PCB's. These typically represent a limited financial liability for proper disposal if handled properly.

6.9 |Solid Waste Disposal

Aside from the fill material disposed of in the gravel pit, there is a significant amount of waste material located at the surface on the property which includes tires, containers, wood, metal, etc. We understand that most of these materials will be removed as the County vacates the property.

7 |INTERVIEWS

Brian Dowd from Spokane County provided access and a tour of the facility. Mr. Dowd has been there for 27 years and said that it has been a gravel pit his entire time there. He said only minor maintenance operations were performed at the site and major maintenance was done elsewhere. The lifts and floor drains in the shop had not been used for quite some time. He said

that he was not aware of an oil water separator or UST's other than the three which were removed in 1991.

Mr. Dowd indicated that sewer was extended to the property when the newer modular offices were installed. He indicated that the septic system was located near the southeast corner of the newer vehicle storage building. The vehicle storage building was used mainly to keep snow plows and support trucks out of the weather. Mr. Dowd indicated that a secondary containment liner was installed before the above ground de-icer tanks were installed.

He said that the cattails and seasonal surface water is present on the property for several months out of the year and that the water is from stormwater runoff with additional water from a leaking fire hydrant. Mr. Dowd did not report significant spills, illegal dumping or disposal of hazardous materials on the site. He indicated that the fill materials used to backfill the pit were generated from county road construction projects, and included leaves, street sweepings, excavated soil and inert fill from utility and road projects.

8.0 | CONCLUSIONS

Spokane County acquired the property in 1943, 1948 and 1951 from Rare Metal Mines. The site appears to have been undeveloped and vacant prior to acquisition by Spokane County. The site was used as a sand and gravel pit until a few years ago, and has been used for maintenance and storage of equipment, vehicles and construction materials. The pit is considered closed and is mostly reclaimed.

Fill material used to backfill a large portion of the pit may be the most significant recognized environmental condition. Identified materials include soils, concrete, asphalt, tar, construction materials, wood waste, general fill material, miscellaneous scrap and equipment, curbing and other materials. Potentially hazardous materials and uncontrolled dumping from other sources are not reported or suspected but could be present. The fill materials present a risk of vapor intrusion for future development.

Other recognized environmental conditions include:

- Floor drains and hydraulic hoists in the shop building
- Septic system servicing the shop facilities
- Previously removed UST's
- Vehicle and equipment maintenance and storage
- Historical de-icer chemical and road salt storage
- Potential lead based paint and asbestos containing materials

Additional environmental assessment, including sampling and chemical analysis of soil and groundwater is needed to further evaluate environmental conditions at the site. Due to the volume of fill material and size of the filled area it is not practicable to identify and characterize all the materials used to fill the gravel pit. Sampling and chemical analysis of groundwater should provide an indication of whether potential contaminants are leaching from the fill material.

9.0 |SIGNATURES OF ENVIRONMENTAL PROFESSIONAL

I declare that Budinger & Associates, Inc. environmental assessment personnel meet the definition of *Environmental Professionals* as defined in 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the appropriate inquiries in substantial conformance with the standards and practices set forth in 40 CFR Part 312.

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