



# INITIAL INVESTIGATION FIELD REPORT

☐ Check this box if you have attached any documents to this form (using the paperclip icon on the left).

ERTS #(s):  
Parcel #(s):  
County:  
FSID #:  
CSID #:  
UST #:

728971
see below
Spokane
100001415
17009

## SITE INFORMATION

<u>Site Name (Name over door):</u> Former Alpenhaus Motel	<u>Site Address (including City, State and Zip):</u> 2834 W. Sunset Blvd Spokane, WA 99224	<u>Phone</u> <u>Email</u>
<u>Site Contact, Title, Business:</u> Brett Zimmerman, All West	<u>Site Contact Address (including City, State and Zip):</u> 16617 E. Euclid Avenue Spokane Valley, WA 99216	<u>Phone</u> (509) 534-4411 <u>Email</u> bzimmerman@allwesttesting.com
<u>Site Owner, Title, Business:</u>	<u>Site Owner Address (including City, State and Zip):</u>	<u>Phone</u> <u>Email</u>
<u>Site Owner Contact, Title, Business:</u> Jonathan Mallahan, Catholic Housing Services of Eastern Washington	<u>Site Owner Contact Address (including City, State and Zip):</u> 12 E. 5th Avenue Spokane, WA 99201	<u>Phone</u> <u>Email</u>
<u>Previous Site Owner(s):</u>	<u>Additional Info (for any Site Information Item):</u> Budinger & Associates client is Katherine Laird with Century Pacific who is working with the owner, Dignity Housing, LLC, through their agent of the company, Catholic Housing Services of Eastern Washington.	
<u>Alternate Site Name(s):</u>		

Latitude (Decimal Degrees): 47.64893

Longitude (Decimal Degrees): -117.45416

## INSPECTION INFORMATION

☐ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time:	Entry Notice: Announced <input type="checkbox"/> Unannounced <input type="checkbox"/>
Photographs taken? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach photographs or upload to PIMS	
Samples collected? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Note: Attach record with media, location, depth, etc.	

## RECOMMENDATION

<b>No Further Action</b> (Check appropriate box below):	<b>LIST on Confirmed and Suspected Contaminated Sites List:</b> <input checked="" type="checkbox"/>
Release or threatened release does not pose a threat <input type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: _____) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input type="checkbox"/>	

## COMPLAINT (Brief Summary of ERTS Complaint):

As per the ERTS, "RP is reporting an excess amount of lead, arsenic and PAH's in the ground at the location in question. It was an old hotel before but is vacant land and there is interest in development."

## CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

Lead, arsenic, PAHs and heavy oils remain in soil above MTCA Method A cleanup levels. Recommend the site be placed on the Confirmed and Suspected Contaminated Sites List.

Investigator: Sara Fulton

Date Submitted: 3/20/2024

**OBSERVATIONS**☐**Please check this box if you included information on the Supplemental Page at end of report.**

**Description** (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

The property has operated as a motel since 1948. There is a 6,000 square foot motel with parking lot, a small shed, a partially collapsed garage and a single family residence on the property. There are multiple parcels with different address associated with this site. They are as followed:

- 607 S Government Way, parcel 25234.0109
- 2928 W 7th Ave, parcel 25234.0104
- 2919 W 7th Ave, parcel 25234.1002
- 2915 W 7th Ave, parcel 25234.1001
- 2834 W Sunset Blvd, parcel 25243.1103
- Unassigned Address, parcel 25234.1006

I have included a site map located below the list of contaminate section.

All West dug 17 test pits throughout the property. Forty-five soil samples were taken at varying depths. Lab results show lead, arsenic, PAHs and heavy oil to be above MTCA Method A cleanup levels. "The heavy oil contamination is possibly related to the service station to the east, the lead in soil is related to leaching/flaking of lead-based paint from an old shed, and old uncontrolled fill which contains PAH's, heavy metals, solvents and petroleum" (email from Steve Burchett, 2024).

Documents reviewed:

Budinger & Associates, X231070 2834 W Sunset Blvd, Spokane email, February 21, 2024.

All West, Phase II Environmental Site Assessment for Alpenhaus Motel, May 13, 2022.

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	Polynuclear Aromatic Hydrocarbons (PAH)	C					Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel						Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other	C					Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB ( <a href="http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB">http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB</a> ) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead	C					Lead
	Mercury						Mercury
	Arsenic	C					Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordnance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	Definition
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested)
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

**Halogenated chemicals and solvents:** Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane ) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

**Dibenzodioxins and dibenzofurans** are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (<https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf> ). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

**FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):**

How did the Site come to be known: ☒ Site Discovery (received a report): 2/21/2021 (Date Report Received)  
☐ ERTS Complaint  
☐ Other (please explain): \_\_\_\_\_

Does an Early Notice Letter need to be sent: ☒ Yes ☐ No  
If No, please explain why: \_\_\_\_\_

NAICS Code (if known): \_\_\_\_\_  
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):  
\_\_\_\_\_

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment  
If multiple Units needed, please explain why: \_\_\_\_\_

Cleanup Process Type (for the Unit): ☐ No Process ☒ Independent Action  
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted  
☐ Federal-supervised or conducted

Site Status: ☒ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring **Model Remedy Used?** ☐  
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a** ☐  
☐ No Further Action Required **transformer spill?**

Site Manager (Default: \_\_\_\_\_): \_\_\_\_\_

Specific confirmed contaminants include:

lead, arsenic, heavy oil and PAHs in Soil

\_\_\_\_\_ in Groundwater

\_\_\_\_\_ in Other (specify matrix: \_\_\_\_\_)

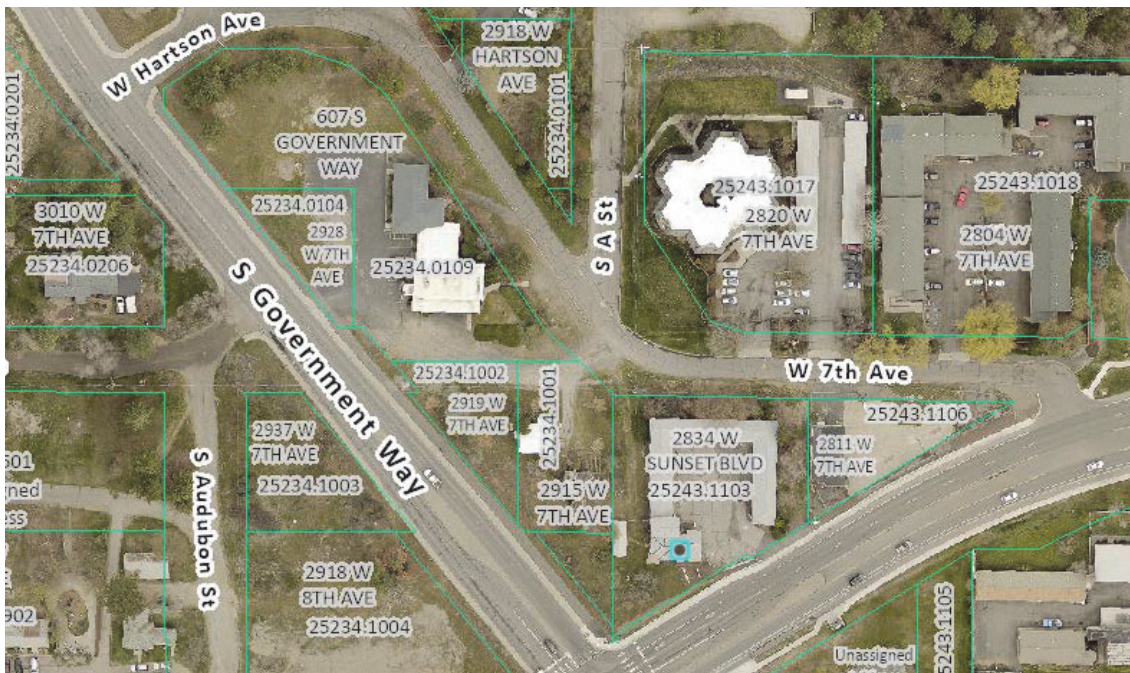
Facility/Site ID No. (if known):

100001415

Cleanup Site ID No. (if known):

17009

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.



**Additional or Supplemental Information from Observations Page**

Please use this box for any text that requires special formatting