

***Level I Environmental  
Site Assessment  
Clinic Property  
Yakima, Washington***

*July 1996*

***Central Washington Comprehensive Mental Health***

*321 East Yakima Avenue  
Yakima, Washington 99336*



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July 9, 1996

Central Washington Comprehensive Mental Health  
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Attn: Ms. Leta Conner

**RE: PHASE 1 ENVIRONMENTAL SITE ASSESSMENT, CLINIC PROPERTY IN  
YAKIMA, WASHINGTON**

The attached report provides the results of the Phase 1 Environmental Site Assessment (ESA) on a site located at 401 South 5th Avenue in Yakima, Washington. The property currently contains a facility used by Central Washington Comprehensive Mental Health to provide client services. The assessment was performed in anticipation of obtaining financing to upgrade and expand Comprehensive Health's facility in Yakima and to refinance a present loan balance that includes funds for a clinic facility in Sunnyside.

The objective of this assessment was to develop a professional opinion as to the potential presence of regulated hazardous or dangerous wastes and/or substances, including petroleum products, in the environment of the site, as defined by the environmental laws of Washington State Model Toxics Control Act and the Dangerous Waste Regulations. The Phase 1 ESA was based upon a review of records and files and a site reconnaissance of the property.

Thank you for the opportunity to provide these services. Please contact us if you have any questions, or would like further explanation of the materials or conclusions presented.

Respectfully submitted,

**SHANNON & WILSON, INC.**



Dee J. Burrie, P.E.  
Branch Manager

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Enclosure: Phase 1 ESA Report

6-19-96/v1043yk.esa/V-1043-01/drp

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**PHASE 1 ENVIRONMENTAL SITE ASSESSMENT  
CENTRAL WASHINGTON COMPREHENSIVE MENTAL HEALTH  
YAKIMA, WASHINGTON**

**1.0 INTRODUCTION**

Shannon & Wilson, Inc. performed Phase 1 Environmental Site Assessments (ESAs) on two properties in Yakima and Sunnyside, Washington. The assessments were conducted on behalf of the present owner, Central Washington Comprehensive Mental Health (Comprehensive Health), as a condition of a pending project to upgrade and expand the Yakima facility and to refinance an existing loan balance that includes funds for the Sunnyside facility. The anticipated improvements to the Yakima clinic include constructing a building addition and a new parking lot, plus remodeling the existing structure. Separate reports were prepared for the two sites. This report presents the results of the ESA performed on the Yakima facility only. The assessment was performed in general accordance with the American Society for Testing and Materials (ASTM) guidelines (ASTM E 1527-94).

**2.0 SCOPE OF WORK**

As detailed in our proposal of May 17, 1996, the scope of services consisted of the following tasks:

- ▶ A reconnaissance of the site and its immediate vicinity.
- ▶ A visual assessment of the surficial conditions at the site.
- ▶ A review of records and historical data applicable to the site.
- ▶ Observation of structures at the site for suspect asbestos-containing material (ACM) and collection of a limited number of samples of building materials for analysis.
- ▶ Preparation of a map showing significant land uses in the project vicinity.
- ▶ Preparation of this report summarizing our findings and providing our conclusions and recommendations.

The scope of this project did not include an audit of environmental regulatory compliance issues or permits; provisions to collect and test soil or water samples for any hazardous substances that might be present; collection and testing of building materials for urea

formaldehyde insulation, polychlorinated biphenyls (PCB) in light ballast, or lead-based paint; testing of radon gas levels; wetland delineation; or geotechnical investigation.

### 3.0 SITE OVERVIEW

#### 3.1 Location

The site is located in the central portion of the city of Yakima at 401 South 5th Avenue, southwest of Yakima's central business district. The site is in the southeast quarter of the southeast quarter Section 24, T 13 North, R 18 East Willamette Meridian, Yakima County, Washington. The approximate boundaries of the site are 5th Avenue on the west, Pine Street on the north, and the Yakima Valley Transportation Company (YVT) car barn on the east. The approximate south boundary is the Yakima Valley Credit Union property between 4th and 5th Avenues, and an extension of Tieton Drive between 4th Avenue and the east boundary of the site. A map showing the approximate location of the site is included as Figure 1, and a site layout is included as Figure 2.

#### 3.2 Site Description

The western portion of the site, between South 4th and 5th Avenues, contains one building with approximately 24,000 square feet of ground floor space. The building was the former Fuller-O'Brien Paint Company store and warehouse. A portion of the building has been converted for use as a mental health clinic with a ground floor and an upstairs level. Some of the former warehouse area has remained unused and does not have an upstairs level. Dependency Health Services also provides services from the building. The county tax assessor's identification number for the property is 18-13-24-44455, and the use code is "retail hardware." The lot dimensions are approximately 360 feet from east to west and 220 feet from north to south, containing approximately 1.8 acres.

The eastern portion of the site, located east of South 4th Avenue, is part of a larger parcel that was the former YVT rail operations and equipment maintenance facility, and is presently operated by the Yakima Trolley Commission (Commission). The portion of the former YVT property that is part of the site contains a metal shed. According to information contained in a pre-purchase assessment prepared in August 1991 by PLSA Engineering & Surveying (PLSA), the site formerly contained a streetcar barn and rail siding used to move cars in and out of a metal storage building just south of the site. The portion of the YVT property included in the ESA is approximately 500 feet from north to south and averages about 180

feet from east to west, containing approximately 2 acres. It is shown as proposed parking lot area on Figure 2.

### 3.3 Adjacent Properties

The site is in a mixed land use area with commercial, bulk fuel storage, railroad, residential, and school properties in the immediate vicinity. For the purposes of this ESA, the site included that portion of the property owned by Comprehensive Health that will be involved in the expansion and building upgrading activities, including a new parking lot on the east end of the site. Additional property owned by Comprehensive Health, located east and southeast of the site, is leased to the Trolley Commission and to Cascade Truss Company, and is not specifically included in the ESA.

## 4.0 PHYSICAL SETTING

The topography of the site is relatively flat, with a general slope toward the east. The average ground surface elevation appears to be approximately 1,060 feet above sea level, based on a contour at the site shown on the U.S. Geological Survey (USGS) topographic map, Yakima West Quadrangle, 1958. Plan sheets prepared by PLSA for the proposed improvement project indicate that the existing elevations range from approximately 1,061 feet at the northwest corner of the site to a proposed average elevation of 1,056 feet in the parking lot to be constructed east of 4th Avenue. The topography of the city in the vicinity of the site also generally slopes toward the east. The Yakima River flows in a southerly direction along the east side of Yakima and is located approximately two miles east of the site.

According to the Soil Conservation Service (SCS) "Soil Survey of Yakima County Area Washington," Weirman gravelly fine sandy loam is the major soil type at the site, and Naches loam is prevalent in the surrounding vicinity. The soils typically are very deep and somewhat excessively drained, and they formed in alluvium on floodplains and low terraces. PLSA prepared a Property Transfer Evaluation (PTE) in August 1991 and a Report on Geotechnical Investigation in June 1993 for Comprehensive Health. The studies included investigations of subsurface conditions at the site. In all, nine test pits were excavated, ranging from 4 feet to 9 feet in depth. The reports indicated that some fill was encountered in all of the test pits. The types of fill materials encountered included soils consisting of sandy gravel and cobbles, and sandy gravelly silt, plus other materials including bricks, cinders, wood, broken concrete, metal containers, railroad ties, and black shiny sand. In three test pits, a layer of silt was

encountered beneath the fill, with approximate thickness of 1 to 2 feet. The underlying material was described as sandy gravel with cobbles.

Specific groundwater depth and flow data at the site were not obtained as part of this assessment. Information in the SCS Soil Survey indicated that the depth to groundwater for the major soil types in the vicinity of the site was greater than 6 feet. Groundwater was not encountered in any of the test pits up to 9 feet deep, as reported by PLSA. According to information contained in PLSA's PTE, a subsurface investigation was conducted at Pacific Northwestern Bell's property on West Arlington Street, approximately one-half mile southeast of the Comprehensive Health site. Groundwater was encountered 16 feet below the ground surface at that site,

Information contained in a publication titled, "Effects of Hydraulic and Geologic Factors on Streamflow of the Yakima River Basin Washington," U.S. Department of the Interior, 1963, indicates that the hydrogeology of the Yakima area is fairly complex. However, the apparent direction of groundwater movement in the general area of the site may be expected to be toward the southeast.

## 5.0 SITE HISTORY

The following site history is based on data obtained during this assessment. The actual dates of first use may vary from that presented, and the history may not be complete. In addition, some aspects of land use and ownership may not be identified. Sources included a representative of the present owner, historical maps, city Polk Directories, aerial photographs, and PLSA's PTE regarding the eastern portion of the site. The western portion of the site containing the former Fuller-O'Brien Paint Company building had a different usage history than the eastern portion of the site, which was part of the YVT Company property.

PLSA's PTE report indicated that the eastern portion of the site was acquired under several deeds dating between 1909 and 1911 by YVT, a wholly owned subsidiary of Union Pacific Railroad (UPRR). The primary buildings at the site were two connected car barn structures that housed offices, machine shop facilities, locomotive service pits, and parts and storage space. One of the two car barns has been demolished (at the site), and the remaining building is maintained for use by the Yakima Interurban Lines Association (Trolley Commission), a non-profit group organized to administer and preserve the historic railroad rolling stock that has been donated by YVT to the city of Yakima. The remaining car barn is adjacent to the

east boundary line of the site (Photo 1). The PTE report indicated that other areas of the site were used for storage of track, ties, poles, and other materials needed to support the rail operation.

Another reference reviewed for indications of site usage were city Polk Directories. Directories at intervals of about every 5 to 8 years were reviewed dating back to 1953, which contained no listings in the 400 block of South 5th Avenue. The Yakima Valley Transportation Company barn and shop were listed at 420 South 3rd Avenue in the 1953 Directory and at 408 South 3rd Avenue in the 1961 Directory. Adjacent land uses included an Atlantic Richfield Oil bulk fuel storage facility (Yakima Oil Company) south of the site at 514 South 3rd Avenue (Broadway Avenue).

Historical maps that were reviewed for indications of site usage included a 1958 USGS topographic map, a 1959 Metsker map, and an undated Sanborn map. Neither the USGS nor the Metsker map indicated ownership or usage of the site. The topographic map, which was photorevised in 1985, indicated that the block west of the site went from an undeveloped condition to a developed condition between the date of the original map and the photorevision. Current land use at that site is a baseball field.

The Sanborn map showed features at the YVT site, some of which are no longer present. Of the two car barns that were adjacent to each other, the map indicated that the east one contained a blacksmith shop, office, stock room, carpenter shop, machine shop, paint shop, and car repairing area. The west building was indicated as a streetcar barn with a work bench along the west side. Both barns were shown as having wooden floors. A metal shed (still present at the site) south of the car barns was indicated as being a stock warehouse. Other buildings on the YVT site, but located off of the Comprehensive Health portion of the site, included an oil house (east of car barns), a dwelling, a heating plant with coal bin (south of the car barns and stock warehouse), and an electricity generating plant (southeast of the car barns).

The SCS "Soil Survey" contains aerial photographs dated 1975. Site features are difficult to discern in the photograph, but the site and surrounding land use appeared to be similar to that presently observed, with the exception of the parcel south of the Comprehensive Health site. In the 1975 photograph and a city of Yakima photograph dated April 21, 1982, the west part of the adjacent site to the south appeared to be grass covered, and the east part appeared to contain vehicles and a building along 4th Avenue. Polk Directories indicated that this was the

City Park and Recreation Department shop. Listings for this facility at 415 South 5th Avenue appeared in Directories reviewed from 1961 through 1982.

In an aerial photograph from the city dated March 12, 1994, a building and parking lot south of the site were apparent, and the north part of the Park Department shop appeared to have been removed. According to Polk Directories, the building is the Yakima Valley Credit Union.

The YVT car barn east of the site was apparent in all of the aerial photographs reviewed. The former west half of the car barn, referenced in PLSA's PTE report and shown on the Sanborn map, did not appear to be present in any of the photographs reviewed.

Mr. Randy Pitney, Comprehensive Health's Facilities Manager, was interviewed during the site visit. He and Ms. Leta Conner with Comprehensive Health indicated that Comprehensive Health has owned the site for about five years. Prior to that agency's use of the building as a mental health facility, Mr. Pitney indicated that Omni Clinic operated a detoxification facility in the building.

Prior to using the building to provide mental health care services, the facility was a paint store. Listings in the Polk Directories indicated that at least between the years 1961 and 1982, it was the Fuller-O'Brien store or, later, Yakima Paint and Glass. Omni Clinic was listed at the site in the 1989 Polk Directory.

## 6.0 RESULTS OF INVESTIGATION

### 6.1 Site Observations

Representatives of Shannon & Wilson, accompanied by Mr. Pitney, visited the site on May 31, 1996, to observe the surficial conditions and surrounding land use relative to this ESA. The following discussion is based primarily on observations made during the site visit. The approximate locations of features noted during the site visit are shown on Figure 2. Features noted at the two distinct sections of the site, termed the west and east portions, are discussed separately.

#### 6.1.1 Comprehensive Health Site (West)

The Comprehensive Health building at 401 South 5th Avenue is a concrete structure with a flat roof (Photo 2). The west part of the building, facing South 5th Avenue, houses

the clinic and office facilities, and the east part of the building was observed to contain a large, open area with a concrete floor. Mr. Pitney indicated that partitions in the west part of the building interior were probably installed in about 1989 or 1990 by Omni Clinic. Comprehensive Health completed a second floor in the west part of the building about four years ago and did other remodeling. He indicated that they have experienced problems with the roof leaking, and that a new roof is scheduled to be installed in July of this year.

The building was observed to contain an elevator between the first and second floors. The mechanical room for the elevator was observed, and no floor drains or indications of hydraulic oil leakage were noted. Mr. Pitney indicated that Sound Elevator has a contract to maintain the equipment. Observed floor coverings in the building included carpeting, rolled vinyl, floor tile, and ceramic tile. Interior walls were observed to be primarily wood paneling or gypsum wallboard. Observed ceiling finishes included gypsum wallboard and acoustical tile. The results of limited ACM sampling and laboratory analysis of selected building materials are discussed in Section 6.2.

We reviewed a set of plans dated 1995 prepared by PLSA showing proposed improvements to the Comprehensive Health building. The plans indicate that a new drywell in the west parking lot and two drain fields north of the building are to be constructed to dispose of water drainage from the roof. The plans also indicate that there are existing drywells in the west parking lot, adjacent to the south side of the building, and at the northwest corner of the Yakima Valley Credit Union's property (adjacent, off-site location). An 8-inch sanitary sewer line is indicated beneath the building, running north to south. Manholes to the north and south of the building, as well as one inside the building in the warehouse area, were observed during the site visit (Photo 3).

According to the architect's drawings, the proposed addition will have over 8,000 square feet of floor area and be attached to the east side of the existing building. Mr. Pitney indicated that an attached building was recently removed from this area (Photo 2). He described the building as a shed type of structure that had apparently been used for storage and possibly vehicle parking. The concrete building slab was observed for indications of potential underground storage tanks (USTs) or possible vehicle maintenance operations, such as floor drains or stains. No such features or indications were noted. A small storage shed (approximately 10 by 12 feet) on the south side of the building was noted on the architect's drawings, and also apparently had been recently removed (Photo 2).

Parking areas at the site (located to the west, south, and north of the building) were observed to be covered with asphalt surfacing. Some miscellaneous debris, including a 55-gallon drum, some buckets, and concrete pieces, were observed at the southeast area of the property (Photo 4). The drum was apparently at least partially filled, and some of the buckets were observed to be about half full of unidentified liquids and/or dark-colored sludges.

#### 6.1.2 Yakima Trolley Site (East)

The portion of the Yakima Trolley (Trolley) site that is considered to be on site for the purposes of this ESA was observed to contain a metal shed (Photo 5), miscellaneous debris in a pile (Photo 6), and fill materials (Photo 1). A metal tank next to a platform connected to the metal shed was observed to contain several inches of what appeared to be used oil, and stained soil near the tank outlet was noted (Photo 5). The surface area of stained soil was estimated to be about 4 square feet. Mr. Tom Shelnutt, vice-president of the non-profit organization that operates the Yakima Trolley and Museum, indicated that the tank had been used to store bolts, and that it was going to be removed from the site. Mr. Shelnutt also indicated that the debris pile was also going to be removed from the site. The pile was observed to contain railroad ties, telephone poles, and some scrap metal, and was estimated to be about 27 by 17 feet wide and about 3 or 4 feet high.

Approximately 10 empty 55-gallon drums, labeled as having contained Acticarbhone (an activated carbon product), were observed near the southern boundary of the site. Mr. Shelnutt indicated that the drums were donated to the Commission, and are used to store materials such as tie plates and scrap iron. He also indicated that the company that donates the drums triple rinses them and certifies them to be clean.

Piles of fill materials containing gravelly soil and broken concrete were observed along the western side of the site (Photo 1). The area formerly contained railroad tracks, which have been removed. The tracks were used to move cars into and out of a storage barn located south of the site, and was at a lower elevation than the surrounding area. Mr. Pitney indicated that the fill materials may have been brought to the site by Tri-Ply Construction, the contractor for the upcoming expansion project. We contacted Tri-Ply and spoke with Mr. Jake Jundt and Mr. Mike McGuire regarding the fill. Both individuals indicated that Tri-Ply has not been placing fill at the site. Mr. McGuire indicated that he has been involved with the Comprehensive Health project for about two years. He indicated that some of the fill has been on site for over two years, and some has been placed more recently.

Other features at the Trolley site that appeared to be just off site included a railroad siding and rail cars (Photo 6); storage areas for miscellaneous materials, including railroad ties; the remaining portion of the former car barn that is used by the Trolley Commission (east); and a metal storage barn (south).

Additional information regarding the Trolley site was obtained from PLSA's PTE report. The report described a limited subsurface investigation performed by that company, and also contained a report by U.S. Pollution Control, Inc. (USPCI). USPCI, a subsidiary of Union Pacific Corporation, removed three USTs from the Trolley site in 1990. One of the tanks (No. 8) appeared to be located on the portion of the Trolley site addressed in this ESA, and the other two were located east of the car barn (off site). PLSA's investigation included excavating five test pits and sampling subsurface soils. Two of the five test pits (Nos. 1 and 3) appeared to be located within the area of the current ESA.

USPCI's report indicated that three USTs (referred to as tank Nos. 6, 7, and 8) were removed from the YVT site on July 13 and 14, 1990. The notification form submitted to the Washington State Department of Ecology (Ecology) indicated that Nos. 6 and 8 had been used to store diesel fuel, and No. 7 had been used for leaded gasoline storage. Three or four soil samples were collected from each tank excavation and submitted to a laboratory for analysis of total petroleum hydrocarbons (TPH) and volatile organic compounds (VOCs) benzene, toluene, ethylbenzene, and xylenes (BTEX). None of the laboratory results indicated concentrations of TPH greater than potential action levels contained in the Washington State Model Toxics Control Act (MTCA). However, benzene was detected in soil samples from tank basins Nos. 6 and 7 (off site) at concentrations greater than 0.5 milligrams per kilogram (mg/kg), the MTCA Method A cleanup level for soil. Based on the findings regarding benzene, UPRR and Central Washington Comprehensive Mental Health negotiated an Indemnity and Hold Harmless Agreement in 1991 as part of the property transfer.

USPCI's report also referred to removal of tank Nos. 1 through 5, but the portion of USPCI's report included in PLSA's report was not clear as to the location of these other tanks. Mr. Roger Johnson with Ecology was contacted for clarification as to the tank location(s). He indicated that tank Nos. 1 through 5 had been located on UPRR property at the Nob Hill Boulevard overpass, which is approximately three-fourths of a mile southeast of the site.

PLSA indicated in the PTE report that they conducted a limited subsurface investigation at the site primarily because of (1) the former presence of USTs, (2) the

presence of building demolition rubble, and (3) the presence of two floor pit drains in the car barn maintenance area (east of the site) that were reportedly connected to drywells. Test pits ranging from 4 to 8 feet deep were excavated, and soil samples were submitted to an analytical laboratory. Based on the drawing contained in PLSA's report, Test Pit Nos. 1 and 3 appeared to have been located at the Comprehensive Health site. Test Pit No. 1 (TP-1) appeared to have been located near the south end of the former car barn, and TP-3 was at or near the south boundary of the site. A soil sample from TP-1 was analyzed for TPH by U.S. Environmental Protection Agency (EPA) Methods 418.1 and SW-846 Modified Method 8015, VOCs by EPA Method 8240, total phenols, total lead, and PCB. A soil sample from TP-3 was analyzed for TPH by Method 418.1 and for total lead. The test pit log indicated that 4.5 feet of fill were encountered in TP-1, consisting of broken concrete, bricks, rocks, timbers, metal containers, and railroad ties. The bottom of the test pit was at 4.5 feet, where a concrete floor pad was encountered. The soil sample was indicated to have been collected just above the concrete pad. The log of TP-3 indicated that there was 1 foot of crushed gravel, and 2 feet of brick backfill mixed with sandy gravel and cobbles over 1.5 feet of silty sand and gravel, for a total depth of 4.5 feet.

Results of the analytical tests conducted on samples from the on-site test pits, as reported in PLSA's PTE, are summarized in Table 1. TPH as heavy oil was detected at TP-1 at a concentration of 1,600 mg/kg, above the MTCA Method A criteria of 200 mg/kg. Lead was detected at 480 mg/kg, above the MTCA criteria for residential soil (250 mg/kg) but below criteria for industrial soil (1,000 mg/kg). The PLSA report indicated that, based on the results of sampling at TP-1, "it appears possible that limited subsurface areas of petroleum-based contamination might also exist around the floor drains from service pit areas at the former car barns." This was in addition to a finding regarding elevated benzene concentrations in soils in UST tank basins 6 and 7 (off site).

## 6.2 Limited ACM Sampling and Laboratory Analysis

As indicated in our proposal, we collected a limited number of building material samples of suspect ACM for laboratory analysis of asbestos content. Based on information obtained regarding site history and building usage, the building was probably constructed prior to 1960, and has been remodeled several times. The materials sampled were selected based on estimated age of the materials and their observed condition. The samples were submitted to a certified laboratory for asbestos analysis, EMSL Analytical, Inc. in Seattle, Washington, for analysis by phase light microscopy (PLM). The materials sampled and the approximate

sample locations are shown in Table 2 and on Figure 2. A copy of the laboratory report is contained in Appendix B.

The laboratory analysis indicated that one of the three materials sampled contained asbestos (9" x 9" floor tile). The estimated quantity of the floor tile in the rest room where the tile sample was taken was approximately 90 square feet. The tile appeared to be in good condition and non-friable. This type of floor covering may be present at other locations in the building, such as beneath carpeted areas, but its presence was not confirmed.

### 6.3 Regulatory Agency List Review and File Research

We reviewed current lists from Ecology and EPA to determine if the subject site or nearby sites were included. The primary lists reviewed and the applicable search distances for nearby sites are shown in Table 3.

A portion of the site (City of Yakima Trolley, 508 South 4th Avenue) was included on Ecology's list of sites with registered USTs. The list indicated that three tanks had been removed from the site. Information regarding other sites on federal and state lists, located within the applicable search distances, is shown in Table 4. The approximate locations of these sites are shown on Figure 1.

We contacted Ecology and spoke with Mr. Tony Valero to obtain additional information regarding sites on Ecology's lists that are near the subject site. He indicated that the site is within the "potentially affected area" that Ecology has termed the Yakima Railroad Area. The rough boundaries are Lincoln Avenue on the north; Ahtanum Road on the south; an irregular trace of 3rd Avenue to West Washington Avenue to 8th Avenue to Summitview on the west; and an irregular trace of 4th Street south to Pacific Avenue, 10th Street to Nob Hill Boulevard, and Rudkin Road to Ahtanum Road on the east. This description indicates that the site is located in the northwestern part of the Yakima Railroad Area, as currently defined (Figure 3). Mr. Valero indicated that remedial investigations are still on going and that site boundary areas could change. Even though various contaminants have been detected at different sites, the basis for the listing of the Yakima Railroad Area is tetrachloroethylene (PCE) in soil. He also indicated that Ecology is close to reaching a settlement with about half of the potentially liable parties (PLPs). The funds will be used to conduct cleanups and additional remedial investigations.

## 7.0 FINDINGS

### 7.1 General

The site is located apparently downgradient from or close to several sites identified by Ecology as having soil and/or groundwater contamination, and is within the Yakima Railroad Area where PCE contamination has been detected. Movement of groundwater from contaminated sites may include some risk that contamination may encroach onto the site from off-site location(s).

Two of the Yakima Railroad Area PLPs appear to be located between one-quarter and one-half mile upgradient of the site (Frank Wear Cleaners and Westco Martinizing). Information contained in Ecology's database, however, indicated that remediation is in progress at both sites.

### 7.2 West Portion of the Site

Asbestos was detected by laboratory analysis in one sample of 9- by 9-inch floor tile. Asbestos in the floor tile is considered to be non-friable and also non-accessible, as long as it is left in place.

One 55-gallon drum and several buckets with unknown contents were observed at the site.

Drywells appeared to be present at the site for disposal of parking lot storm water drainage and roof drainage.

### 7.3 East Portion of the Site

A metal tank that reportedly contained waste oil and had been used for bolt storage was located at the site. A small area of stained soil, with an estimated surface area of 4 square feet, was observed near the tank outlet.

Prior to the purchase of the site by Comprehensive Health, the UPRR had three USTs removed from the YVT property in 1990. Tank No. 8, which reportedly was used for diesel fuel storage, was apparently located at the site. Soil samples from the tank excavation did not indicate concentrations of petroleum contamination in excess of MTCA cleanup levels. Samples from tank basins Nos. 6 and 7, located off site but on the Comprehensive Health property leased to the Trolley Commission, exhibited elevated concentrations of benzene.

There is a potential that past maintenance activities at the former car barn at the site, and the existing adjacent car barn, may have lead to waste products entering drywells or otherwise being disposed of on site. Two of five test pits excavated by PLSA for the PTE in 1991, which addressed conditions at the entire YVT site, were indicated at locations at the present site. TP-1 was shown on the PLSA site drawing as being within the area formerly occupied by the old car barn. TPH at a concentration of 1,600 mg/kg was detected in TP-1, which exceeded MTCA cleanup levels for soil (200 mg/kg). Total Lead was detected at 480 mg/kg, which is between the MTCA Method A cleanup levels for non-industrial soil and industrial soil, 250 mg/kg and 1,000 mg/kg, respectively.

A miscellaneous debris pile containing railroad ties, telephone poles, and scrap metal was observed at the site. Wood products that have been treated with creosote or penta-polycyclic aromatic hydrocarbons (PAH) may contaminate the soil underlying the treated timber. Soil in areas that have been used for storage of such materials, or underlying railroad tracks, could also have been affected. Soil beneath railroad tracks may also be subject to petroleum product contamination from dripping undercarriages and connectors, particularly where cars sat on siding tracks.

## 8.0 CONCLUSIONS

Former land uses at the site have included a paint store and warehouse (for over 20 years), and railroad/trolley repair shop and storage facilities (over 80 years). With these types of land uses, the potential exists for past spills, UST leaks, or waste disposal practices to have impacted the site. Two PLSA reports indicated that a significant amount of fill is present at the site, as observed in nine test pits excavated for the PTE and for a geotechnical investigation. Subsurface investigations and sampling conducted by USPCI (1990) and PLSA (1991) indicated that soil contamination may be present at a former UST installation (benzene, off site) and at the former car barn site (TPH and lead, on site).

Several features at the site could be sources for subsurface contamination, including a debris pile, stained soil, miscellaneous fill soil, waste liquids in a drum and buckets, and drywells. Reportedly, building demolition materials are also present at the site. Whether or not buried materials may include hazardous or dangerous wastes is not known.

## 9.0 RECOMMENDATIONS

We recommend that a limited Phase 2 investigation be performed at the site to characterize areas and/or waste materials of potential concern. Some field screening could be performed at some of the areas to help select sampling locations and possibly limit the number of samples to be submitted for laboratory analysis. The following is a suggested scope for the recommended investigation:

- ▶ Sample near-surface soils in the area of stained soil at the tank reported to contain waste oil. Recommended analyses include TPH, PCB, and metals.
- ▶ Sample near-surface soils at the location of the debris pile, and analyze for PAH and total metals.
- ▶ Excavate test pits in the area of the former car barn to look for indications of former drywell(s) and stained soil. Field screen soils with a Hanby™ kit that is capable of identification and approximate quantification of petroleum hydrocarbons. Submit selected samples for analytical testing, if appropriate, for TPH, PAH, PCB, metals, and/or solvents.
- ▶ Perform field screening on contents of drum and buckets with a Hanby™ kit. Further characterize the waste materials, as necessary, so that appropriate disposal can be accomplished. Other constituents that may need to be analyzed could include solvents, PCB, and metals, particularly lead.
- ▶ Excavate a test pit in the area of the drum and buckets referenced above, and sample subsurface soils. Perform field screening, with possible follow-up analytical testing, for TPH, solvents and metals.
- ▶ Field screen miscellaneous fill soils at the site, and soils underlying the former railroad track area, for TPH. Submit selected samples for analytical testing, if appropriate, for TPH and PAH.
- ▶ If access can be obtained to on-site drywells, field screen materials in the drywells for TPH. Depending on the results of the screening and on observations, selected samples may be submitted for laboratory analysis for TPH, solvents, and metals.
- ▶ If soil contamination is found at or near the bottom of test pits, typically about 10 to 15 feet deep, monitoring wells may need to be installed to determine if groundwater at the site has been impacted.

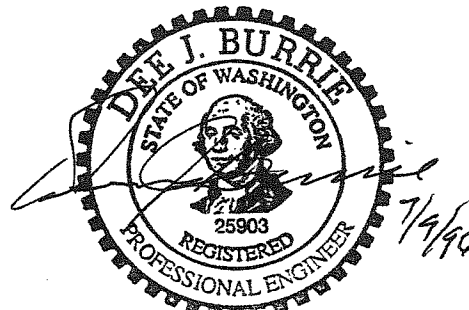
- ▶ If future building remodeling or renovation will involve disturbance or removal of ACM, proper procedures should be followed. Removal should be performed by qualified personnel using appropriate personal protection and handling procedures. It is required that the ACM waste be placed in sealed containers and be transported to an approved landfill in a closed vehicle. Guidance and approval should be obtained from the Washington Department of Labor and Industries, from Ecology, and from the county Clean Air Authority in Yakima.

### 10.0 LIMITATIONS

The findings we have presented in this report are based on limited research conducted at this site and should not be construed as a definite statement regarding reported conditions. The data presented in this report should be considered representative at the time of our site observations. Changes in the conditions of the property can occur with the passage of time. In addition, changes in government codes, regulations, or laws may occur. Our observations and recommendations applicable to this site may need to be revised because of such changes beyond our control.

Shannon & Wilson, Inc. conducted this environmental assessment within its best judgment to adequately describe the known and anticipated conditions of the property. The report was prepared for the exclusive use of Central Washington Comprehensive Mental Health and its representatives. We in no way guarantee that any agency or its staff will reach the same conclusions.

SHANNON & WILSON, INC.



EXPIRES: 2/26/97

Donna R. Parkes  
Donna R. Parkes  
Environmental Specialist

Dee J. Burrie, P.E.  
Branch Manager

DRP:DJB:KAT:JFZ/drp

TABLE 1

**SUMMARY OF ANALYTICAL RESULTS OF SOIL SAMPLES FROM  
ON-SITE TEST PITS COLLECTED BY PLSA, JULY 1991**

Parameter	TP-1	TP-3	MTC A Cleanup Levels <sup>1</sup>
Volatile Organics, Method 8240, µg/kg	ND	NT	(specific limits for some compounds)
TPH, Method 418.1, mg/kg	1,600	63	200.0
TPH, Modified 8015, mg/kg	470	NT	200.0
TPH Identification	Heavy Oil	NT	-
Total Lead, mg/kg	480	76	1,000.0 <sup>2</sup>
Total Phenols, mg/kg	<2.0	NT	-
PCB, mg/kg	<0.1	NT	10.0

<sup>1</sup> MTC A Method A cleanup levels for industrial soil

<sup>2</sup> MTC A Method A cleanup level for lead in soil (non-industrial) is 250.0 mg/kg.

ND Not detected

NT Not tested

µg/kg Micrograms per kilogram

mg/kg Milligrams per kilogram

TPH Total petroleum hydrocarbons

PCB Polychlorinated biphenyls

TABLE 2  
ASBESTOS SAMPLING RESULTS

Sample No.	Location	Material	Asbestos	Reported Materials	Condition
YA-01	Interview Room	Rolled vinyl	0		
YA-01-a		Mastic	0		
YA-02	Rest Room	12" x 12" Floor Tile	0		
YA-02-a		Mastic	0		
YA-03	Rest Room	9" x 9" Floor Tile	3%	Chrysotile	Good Non-friable
YA-03-a		Mastic	0		

**TABLE 3**  
**REGULATORY AGENCY LISTS**

Agency	List	Date	Search Distance (miles)
Ecology	Confirmed and Suspected Contaminated Sites (C&SCS)	11-13-95	1.0
Ecology	Leaking Underground Storage Tank (LUST)	4-18-96	0.5
Ecology	Registered Underground Storage Tanks (UST)	4-18-96	Site and adjoining
Ecology	Landfills in Washington	9-94	0.5
EPA	Superfund Sites - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	5-8-96	0.5
EPA	National Priority List (NPL)	5-14-96	1.0
EPA	Resource Conservation and Recovery Act (RCRA) Treatment, Storage, Disposal (TSD)	5-13-96	1.0
EPA	RCRA (Generators)	5-13-96	Site and adjoining
EPA	Emergency Response Notification System (ERNS)	2-28-96	Site

Ecology      Washington State Department of Ecology  
EPA          U.S. Environmental Protection Agency

TABLE 4

## REGULATORY AGENCY LIST FINDINGS

Site Name	Address/ Approx. Distance and Direction From Site	List(s)	Notes
Abbotts Printing	307 S. 3rd Ave 500 feet northeast	RCRA	Non-regulated generator
Cameron- Yakima, Inc.	1414 S. 1st Street 1 mile southeast	C&SCS, CERCLIS, and RCRA (TSD)	Soil, groundwater, and drinking water affected; remedial action in progress.
City of Yakima Trolley	507 S. 4th Ave. 200 feet east	UST	3 tanks removed
Consolidated Freightways	1105 South 3rd Street 3,800 feet southeast	C&SCS, LUST and UST	Soil and groundwater affected; independent remedial action. 4 registered USTs: 2 removed; 1 exempt heating fuel; 1 operational.
Crest Linen (former)	200 N. 1st Street 3,800 feet north	C&SCS	Soil and groundwater affected; remedial action completed.
Davis High School Field House	6th Ave. and Pine Street 300 feet northwest	RCRA  Ecology "Site Register" 2/27/96	Non-regulated generator.  Interim UST closure report received 10/31/95
Don J. Young Co.	204 W. Pine Street 500 feet east	UST	1 tank removed (leaded gasoline)
Educational Service Dist. 105	33 S. 2nd Ave. 2,000 feet north	LUST	Soil affected; unknown status.
Elliott Tire Center	NE corner of E. Lincoln Ave. and N. Front Street 4,100 feet north	C&SCS	Soil, groundwater, and sediment affected; awaiting site hazard assessment.

TABLE 4 (Continued)

## REGULATORY AGENCY LIST FINDINGS\*

Site Name	Address/ Approx. Distance and Direction From Site	List(s)	Notes
Firestone Master Care	202 S. 1st Street 2,300 feet northeast	LUST	Soil affected; status unknown.
Frank Wear Cleaners	106 S. 3rd Ave. 1,400 feet north	C&SCS and RCRA	Drinking water, groundwater, soil and sediment affected; remedial action in progress.
Gilbert H. Moen Co.	516 S. 5th Ave. 500 feet south	UST	4 tanks temporarily closed.
Hahn Motor Co.	1201 South 1st Street 4,100 feet southeast	C&SCS and LUST	Soil, drinking water, and groundwater affected; remedial action in progress.
J.C. Penney Auto Service	14 N. Naches Ave. 4,300 feet northeast	C&SCS, LUST and UST	Soil affected; awaiting remedial action. Used oil UST removed.
Nu-Way Cleaners	801 S. 3rd Street 3,300 feet east	C&SCS	Soil and groundwater affected; remedial action in progress.
Rainier Plastics Co.	1101 Ledwich Ave. 3,000 feet southeast	C&SCS	Soil, groundwater, and air affected; awaiting remedial action.
R & R Beverage	501 S. 2nd Ave. 900 feet east	LUST and UST	Soil and groundwater affected, status unknown. 2 USTs (gasoline) removed.
St. Elizabeth Hospital	110 S. 9th Ave. 2,200 feet northwest	LUST and UST	Soil affected, status unknown. 3 registered USTs: 1 operational, 2 closures in progress.

TABLE 4 (Continued)

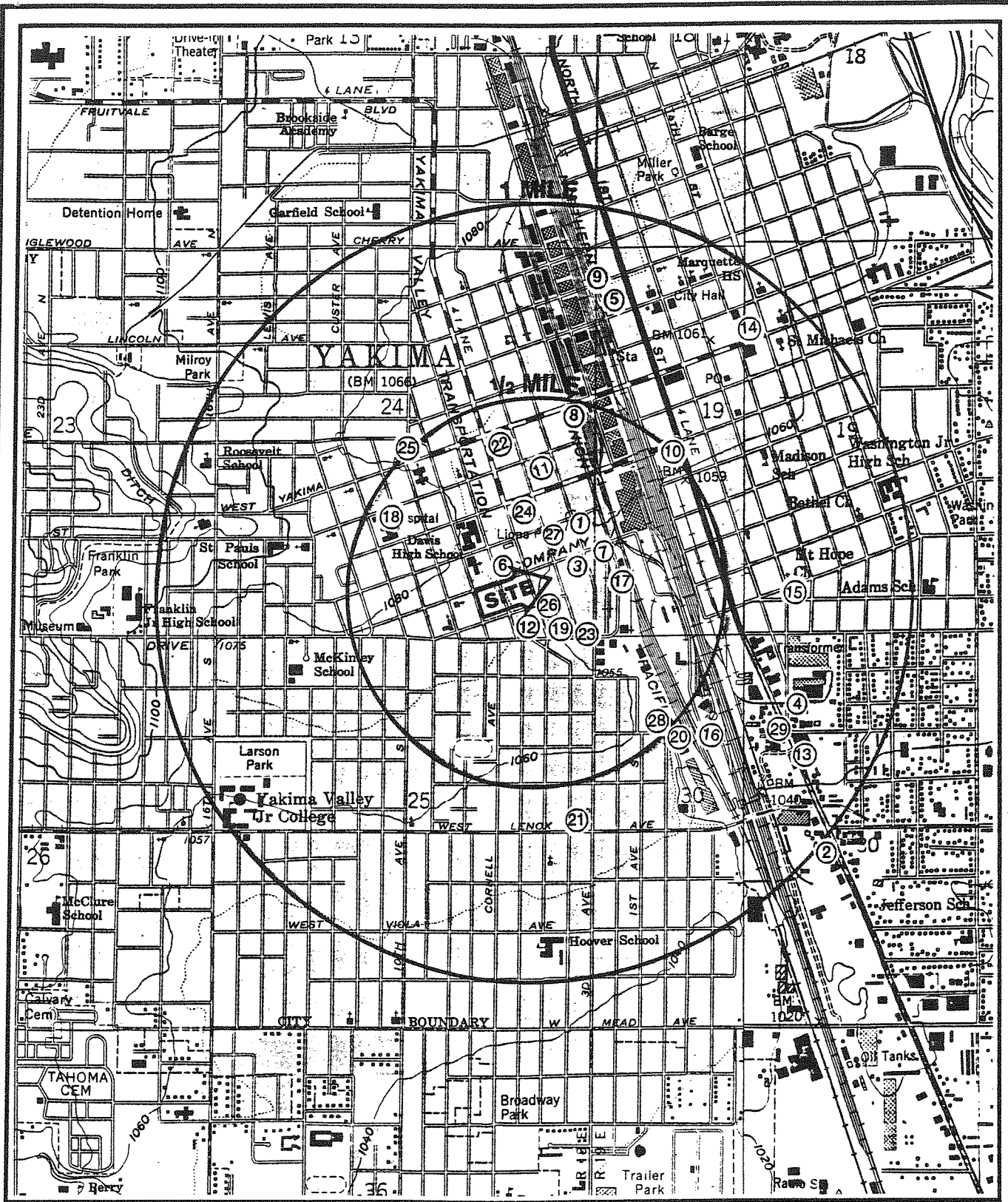
## REGULATORY AGENCY LIST FINDINGS\*

Site Name	Address/ Approx. Distance and Direction From Site	List(s)	Notes
SECO Construction Equipment	515 S. 5th Ave. 600 feet south	RCRA and UST	Conditionally exempt generator. 2 USTs removed (leaded gasoline and used oil).
Shields Bag & Printing Co.	1009 Rock Ave. 2,600 feet southeast	C&SCS and UST	Groundwater affected; awaiting remedial action. UST exempt.
Southgate Laundry	1020 S. 3rd Avenue 3,300 feet south	C&SCS	Soil affected, air and groundwater suspected; awaiting remedial action.
U.S. Bank	404 W. Yakima Ave. 2,000 feet north	LUST and UST	Soil and groundwater affected. 2 USTs removed (gasoline).
Van Cleave Body Shop	305 Division Street 600 feet southeast	C&SCS	Suspected soil, air, and groundwater contamination; awaiting remedial action.
Walnut Tire Center	402 W. Walnut Street 1,000 feet north	LUST and UST	Cleanup conducted; 2 USTs closed in place.
Westco Martinizing	812 Summitview 2,600 feet northwest	C&SCS	Groundwater and soil affected; remedial action in progress.
Worrell Meat Co.	501 S. 5th Ave. 400 feet south	UST	1 UST closed in place.
W-Y Transport	309 S. 4th Ave. 300 feet north	UST	2 USTs operational.
Yakima Railroad Area*	1st Street Corridor* (multiple sites)	C&SCS	Soil, groundwater, and drinking water affected, air suspected; remedial action in progress.

**TABLE 4 (Continued)**  
**REGULATORY AGENCY LIST FINDINGS\***

<b>Site Name</b>	<b>Address/ Approx. Distance and Direction From Site</b>	<b>List(s)</b>	<b>Notes</b>
Yakima SOC 070268	71 W. Arlington 2,600 feet southeast	LUST and UST	Soil and groundwater affected; cleanup conducted. 5 registered USTs: 3 removed ("heat," used oil, and another), 2 operational (gasoline).
<b>Yakima Valley Spray Co.</b>	1108 S. 1st Street 3,600 feet southeast	C&SCS	Soil, groundwater, and drinking water affected; remedial action in progress.

\* Sites shown in bold have been identified by Ecology as some of the sites making up the Yakima Railroad Area. Approximate boundaries of the Yakima Railroad Area are shown on Figure 3.



① KEY TO SITES ON AGENCY  
LISTS ON NEXT PAGE



From USGS Topographic  
Maps, Yakima East and  
West Quadrangles

Central Washington Comprehensive Mental Health  
Phase 1 Environmental Site Assessment  
Yakima, Washington

**SITE LOCATION MAP**

July 1996

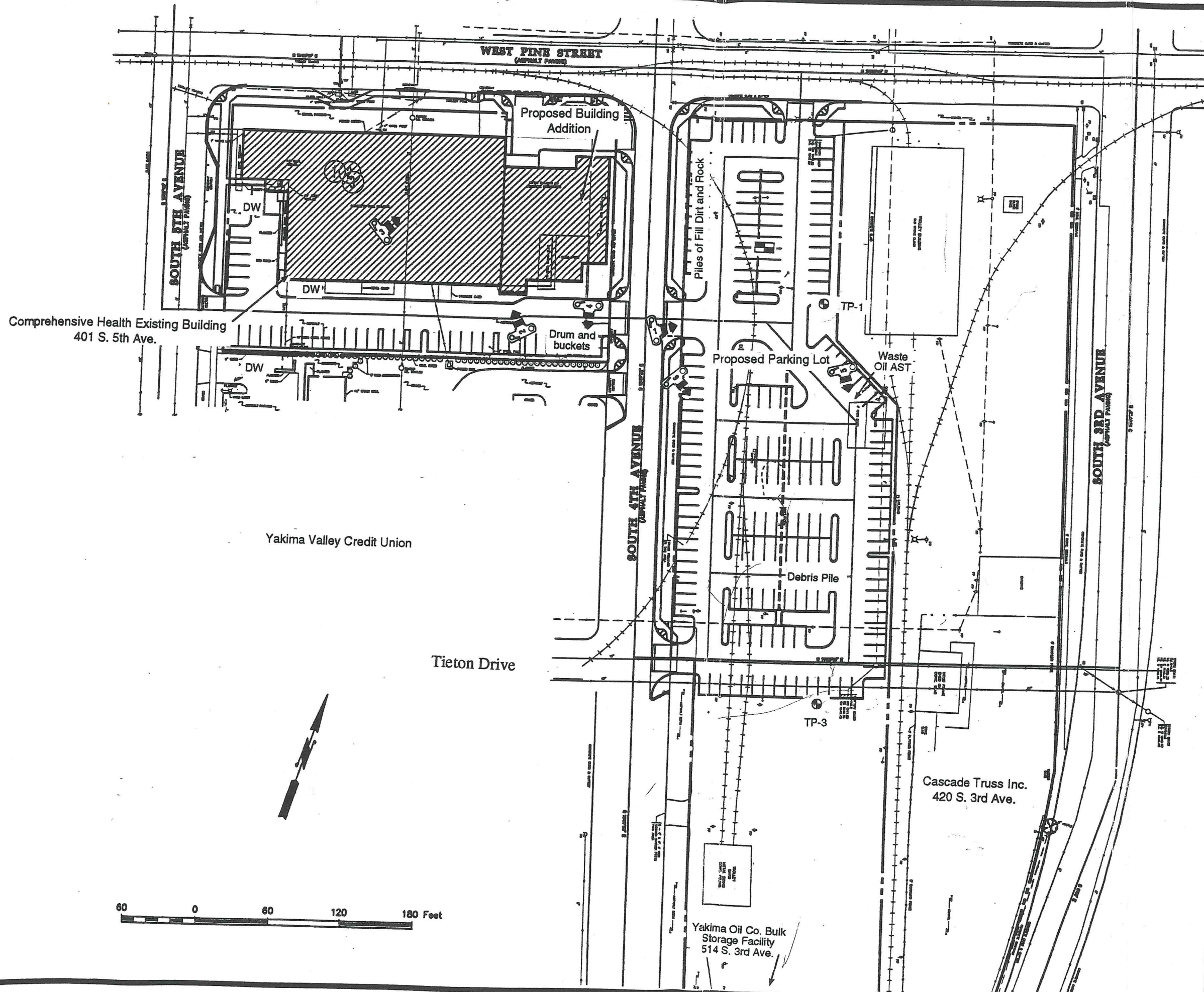
V-1043-01

SHANNON & WILSON, INC.  
Geotechnical & Environmental Consultants

**FIG. 1**  
(Page 1 of 2)

MAP KEY

- 1 Abbots Printing, 307 S. 3rd Ave
- 2 Cameron-Yakima, Inc., 1414 S. 1st Street
- 3 City of Yakima Trolley, 507 S. 4th Ave.
- 4 Consolidated Freightways, 1105 South 3rd Street
- 5 Crest Linen (former), 200 N. 1st Street
- 6 Davis High School Field House, 6th Ave. & Pine Street
- 7 Don J. Young Co., 204 W. Pine Street
- 8 Educational Service Dist. 105, 33 S. 2nd Ave.
- 9 Elliott Tire Center, E. Lincoln Ave. & N. Front Street
- 10 Firestone Master Care, 202 S. 1st Street
- 11 Frank Wear Cleaners, 106 S. 3rd Ave.
- 12 Gilbert H. Moen Co., 516 S. 5th Ave.
- 13 Hahn Motor Co., 1201 South 1st Street
- 14 J.C. Penney Auto Service, 14 N. Naches Ave.
- 15 Nu-Way Cleaners, 801 South 3rd Street
- 16 Rainier Plastics Co., 1101 Ledwich Ave.
- 17 R & R Beverage, 501 S. 2nd Ave.
- 18 St. Elizabeth Hospital, 110 S. 9th Ave.
- 19 SECO Construction Equipment, 515 S. 5th Ave.
- 20 Shields Bag & Printing Co., 1009 Rock Ave.
- 21 Southgate Laundry, 1020 South 3rd Avenue
- 22 U.S. Bank, 404 W. Yakima Ave.
- 23 Van Cleave Body Shop, 305 Division Street
- 24 Walnut Tire Center, 402 W. Walnut Street
- 25 Westco Martinizing, 812 Summitview
- 26 Worrell Meat Co., 501 S. 5th Ave.
- 27 W-Y Transport, 309 S. 4th Ave.
- 28 Yakima SOC 070268, 71 W. Arlington
- 29 Yakima Valley Spray Co., 1108 South 1st Street



Basic map from PLSA Cover Sheet for Proposed Central Washington Comprehensive Mental Health Improvement Project

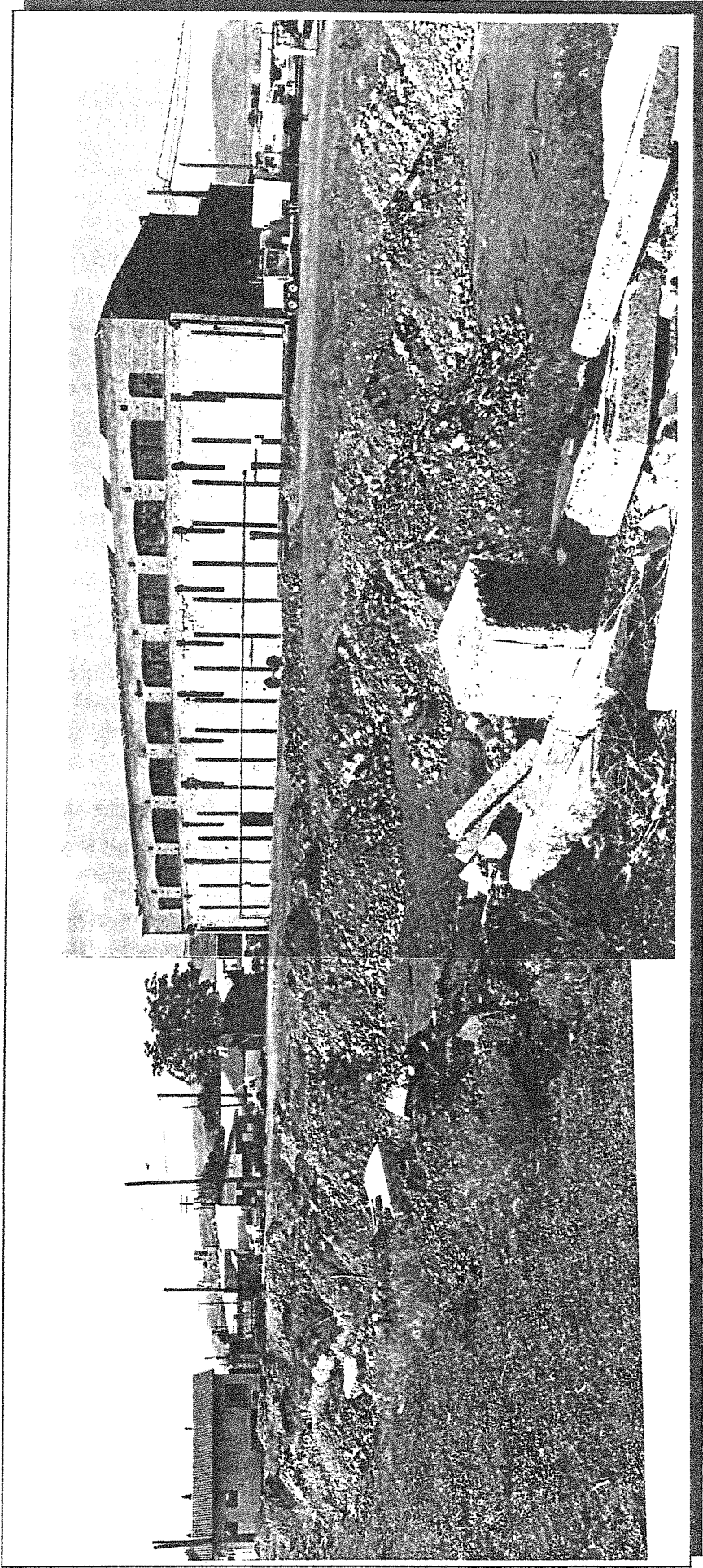
**LEGEND**

- ① Approximate location and identification number of sample for asbestos testing.
- ➡ Approximate location and identification number of photographs.
- DW Drywell
- ⊕ TP-1 Test pit location and number (PLSA Investigation)
- ▣ Former UST No. 8

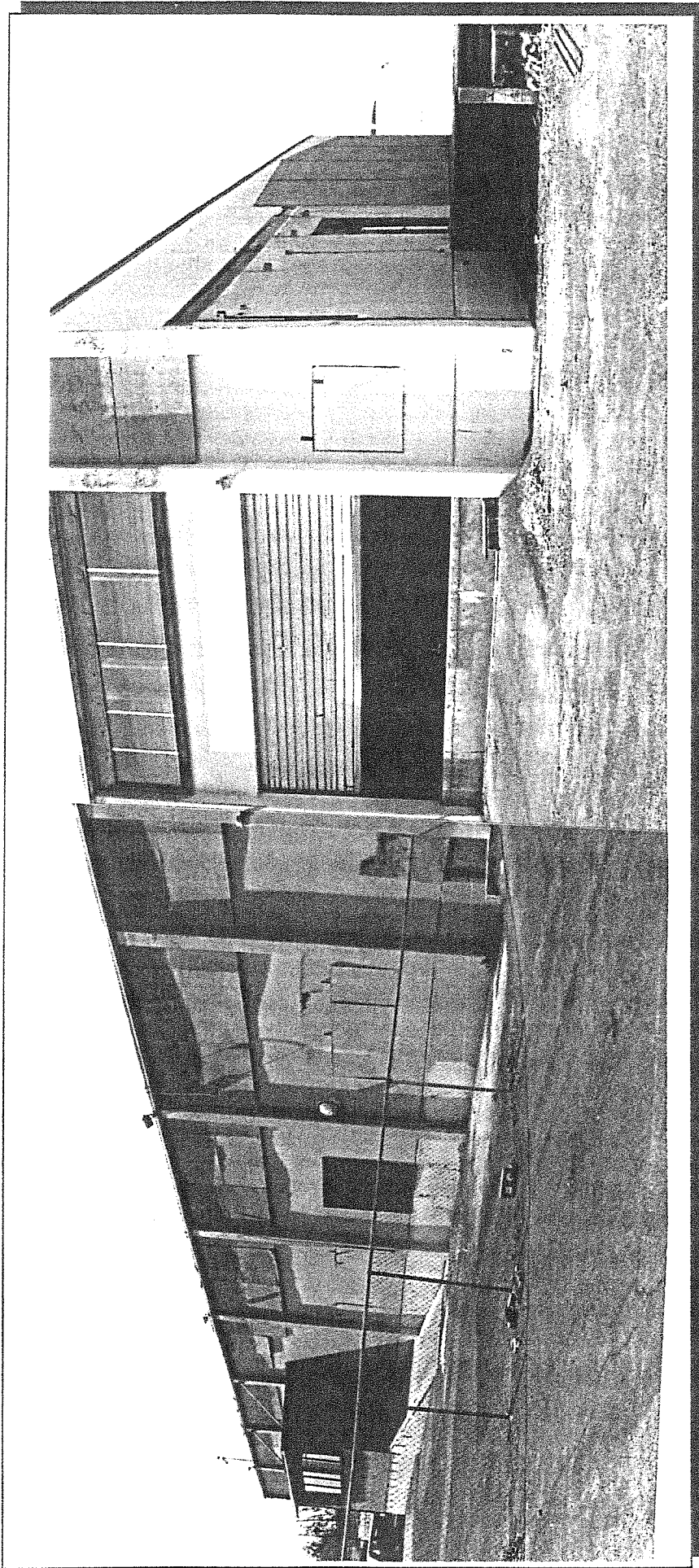


Phase I ESA - Central Washington Comprehensive Mental Health Yakima, Washington	
<b>SITE LAYOUT</b>	
July 1996	V-1043-01
SHANNON & WILSON, INC. Geotechnical & Environmental Consultants	<b>FIG. 2</b>

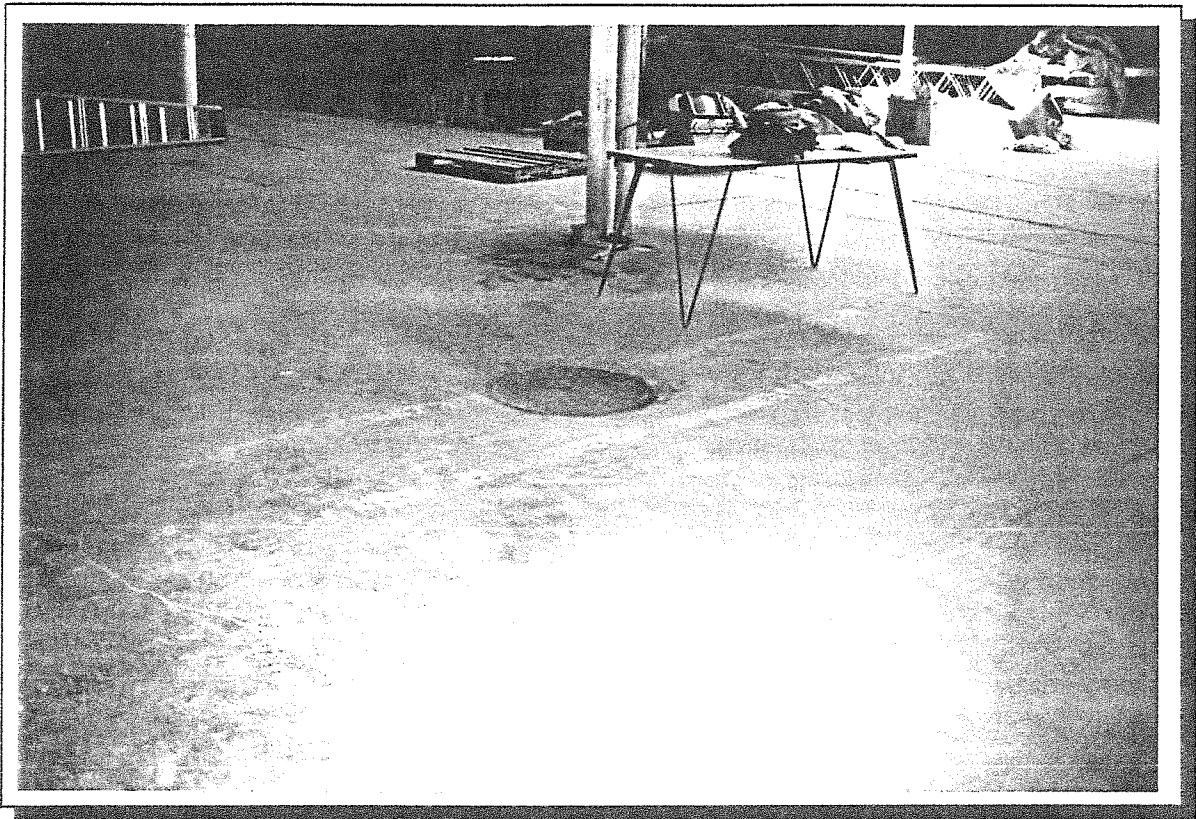
**APPENDIX A**  
**PHOTOGRAPHS**



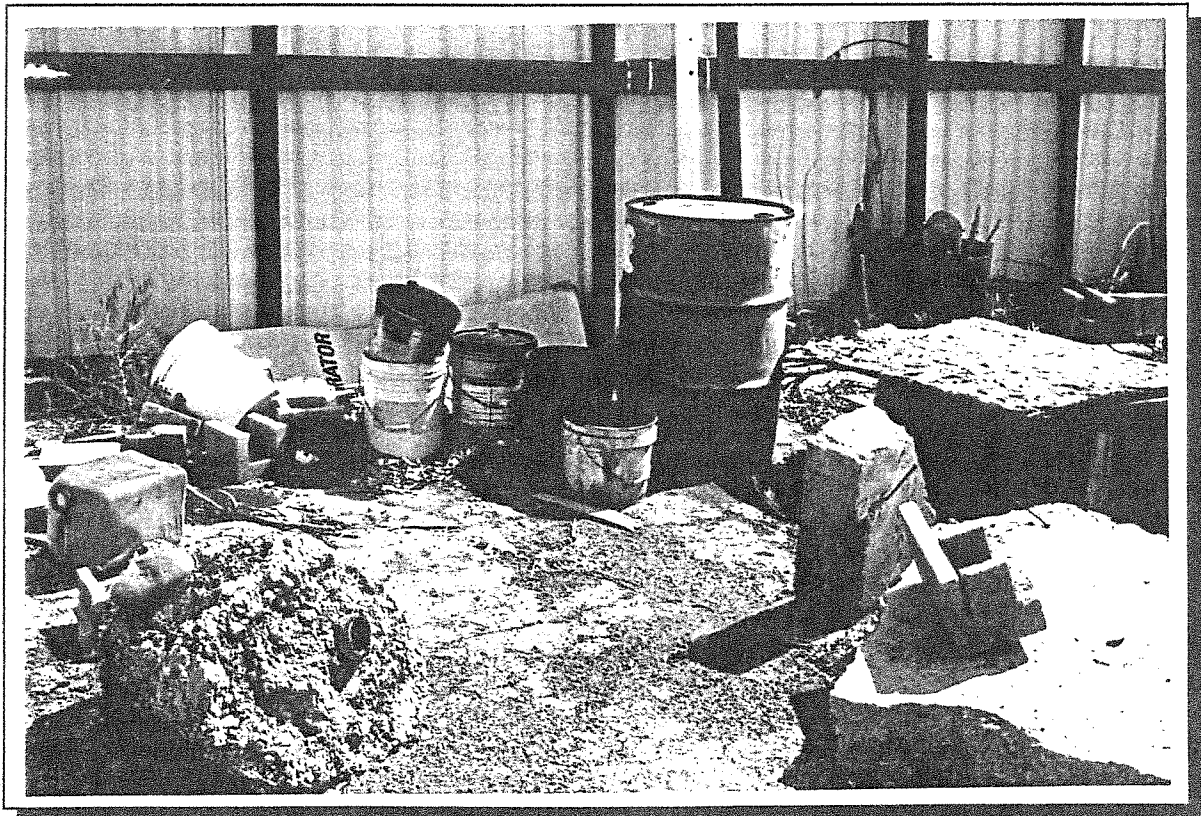
**Photo 1** East parcel of site looking toward northeast. Trolley barn in background; miscellaneous fill in foreground.



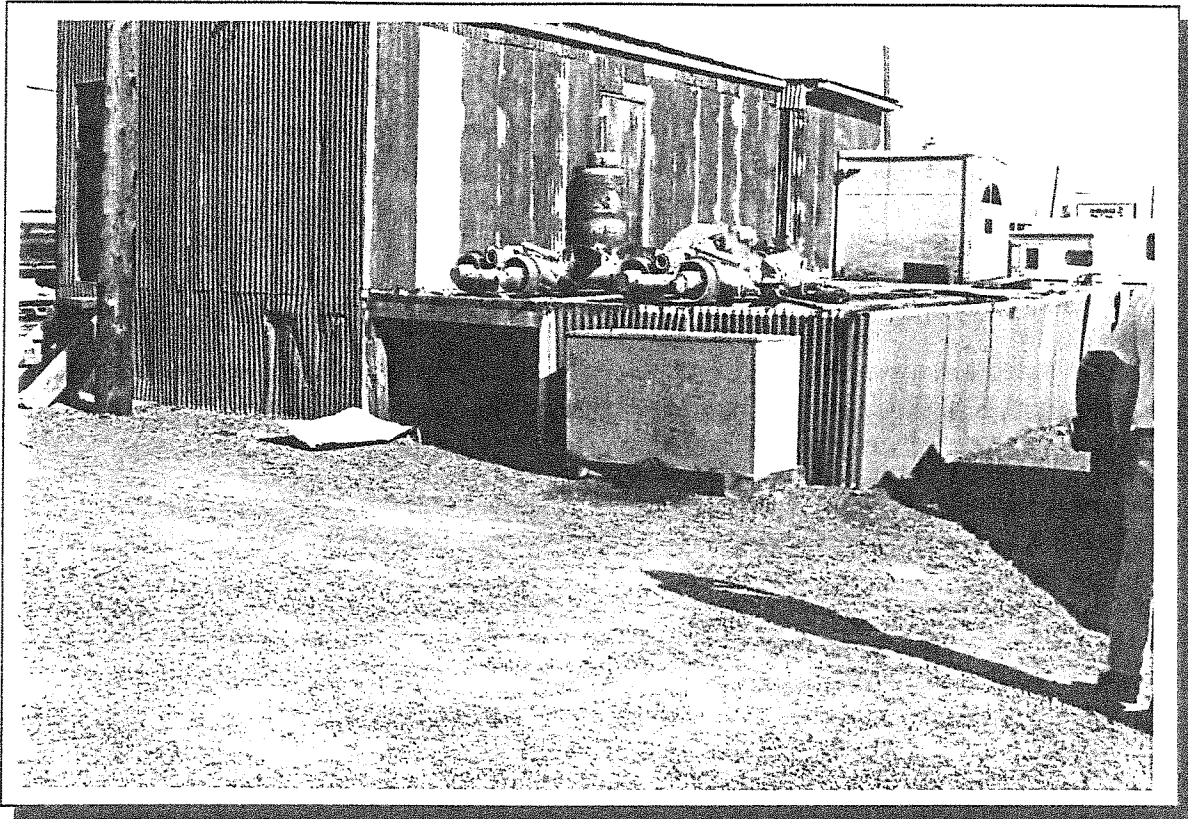
**Photo 2** Central Washington Comprehensive Mental Health facility on west parcel of site, looking toward northwest.



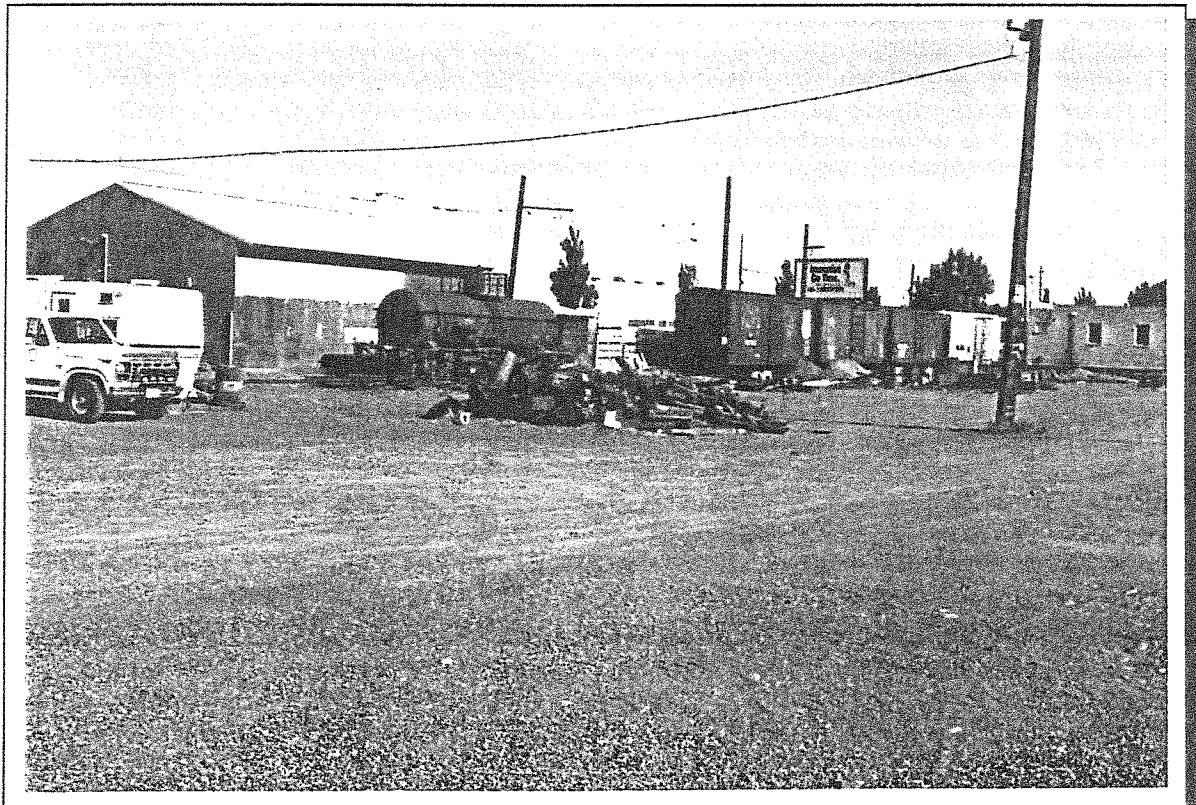
**Photo 3** Manhole cover over sanitary sewer line, inside the Comprehensive Health building.



**Photo 4** Drum, buckets, and broken concrete on asphalt-paved parking area, located near southeast corner of west parcel.



**Photo 5** Metal shed on east parcel of site. Waste oil tank in foreground.



**Photo 6** Debris pile containing railroad ties, telephone poles, and scrap metal, located on east parcel of site.

**APPENDIX B**

**LABORATORY REPORT AND CHAIN-OF-CUSTODY**



Shannon & Wilson, Inc.  
1354 N. Grandridge Boulevard  
Kennewick, WA 99336

Friday, June 07, 1996


Ref Number: SE96415

**POLARIZED LIGHT MICROSCOPY (PLM)**


**Project: Comprehensive Health, #V-1043-01**

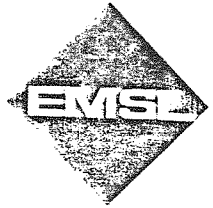
SAMPLE	LOCATION	APPEARANCE	SAMPLE TREATMENT	ASBESTOS		NONASBESTOS	
				%	TYPE	%	FIBROUS
SS-01	Comprehensive Health, Boiler Room, tank insulation	White Fibrous Homogeneous	Teased	10%	Chrysotile 10% Amosite	None Detected	80% Matrix
SS-02	Comprehensive Health, Boiler Room, pipe insulation (elbow)	Tan Fibrous Homogeneous	Teased	7%	Amosite	15% Min. Wool	78% Matrix
SS-03	Comprehensive Health, pipe insulation under building	Tan Fibrous Homogeneous	Teased	None Detected		1% Cellulose 20% Min. Wool	79% Matrix
SS-04	Comprehensive Health, Women's Room (Tile)	Tan Non-Fibrous Homogeneous	Dissolved	7%	Chrysotile	None Detected	93% Matrix
SS-04-A	Comprehensive Health, Women's Room (Mastic)	Black Non-Fibrous Homogeneous	Dissolved	5%	Chrysotile	None Detected	95% Matrix
SS-05	Comprehensive Health, TB Room, rolled vinyl	Tan/Beige Fibrous Heterogeneous	Teased	20%	Chrysotile	5% Cellulose	75% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

  
Scott Walker  
Analyst

\_\_\_\_\_  
Laboratory  
Supervisor

  
Other Approved  
Signatory



**Shannon & Wilson, Inc.**  
 1354 N. Grandridge Boulevard  
 Kennewick, WA 99336

Friday, June 07, 1996


Ref Number: SE96415

**POLARIZED LIGHT MICROSCOPY (PLM)**

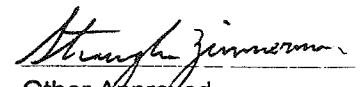
**Project: Comprehensive Health, #V-1043-01**

SAMPLE	LOCATION	APPEARANCE	SAMPLE TREATMENT	ASBESTOS		NONASBESTOS	
				%	TYPE	% FIBROUS	% NONFIBROUS
SS-06	Comprehensive Health, Emergency Room, rolled vinyl	Tan Fibrous Heterogeneous	Teased	None Detected		16% Cellulose 4% Synthetic	80% Other
SS-07	Comprehensive Health, Kitchen, rolled vinyl	Beige Fibrous Heterogeneous	Teased	10% Chrysotile		15% Cellulose	75% Other
YA-01	Comprehensive Health, Intv. Room, rolled vinyl (Linoleum)	Grey/Tan Fibrous Heterogeneous	Teased	None Detected		18% Cellulose 5% Glass 2% Synthetic	75% Other
YA-01-A	Comprehensive Health, Intv. Room, rolled vinyl (Mastic)	Beige Non-Fibrous Homogeneous	Dissolved	None Detected		< 1% Cellulose	100% Matrix
YA-02	Comprehensive Health, Men's Room (Tile)	Tan Non-Fibrous Homogeneous	Dissolved	None Detected		None Detected	100% Matrix
YA-02-A	Comprehensive Health, Men's Room (Mastic)	Brown/Black Non-Fibrous Homogeneous	Dissolved	None Detected		3% Cellulose	97% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

  
 Scott Walker  
 Analyst

\_\_\_\_\_  
 Laboratory  
 Supervisor

  
 Other Approved  
 Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. Floor tiles and wipes should be tested with either SEM or TEM. The above test report relates only to the items tested. This report may only be reproduced in full with written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. All "NVLAP" reports with NVLAP logo must contain at least one signature to be valid. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



Shannon & Wilson, Inc.  
 1354 N. Grandridge Boulevard  
 Kennewick, WA 99336

Friday, June 07, 1996


Ref Number: SE96415

**POLARIZED LIGHT MICROSCOPY (PLM)**

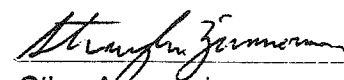
Project: Comprehensive Health, #V-1043-01

SAMPLE	LOCATION	APPEARANCE	SAMPLE TREATMENT	ASBESTOS		NONASBESTOS	
				%	TYPE	%	FIBROUS
YA-03	Comprehensive Health, Restroom (Tile)	Tan Non-Fibrous Homogeneous	Dissolved	3%	Chrysotile	None Detected	97% Matrix
YA-03-A	Comprehensive Health, Restroom (Mastic)	Black Non-Fibrous Homogeneous	Dissolved	None Detected		1% Cellulose	99% Matrix

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

  
 Scott Walker  
 Analyst

Laboratory  
 Supervisor

  
 Other Approved  
 Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. Floor tiles and wipes should be tested with either SEM or TEM. The above test report relates only to the items tested. This report may only be reproduced in full with written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. All "NVLAP" reports with NVLAP logo must contain at least one signature to be valid. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



400 N. 34th Street, Suite 100  
 Seattle, WA 98103  
 (206) 632-8020

2055 Hill Road  
 Fairbanks, AK 99709  
 (907) 479-0600

1354 N. Grandridge Blvd.  
 Kennewick, WA 99336  
 (509) 735-1280

2412 N. 30th St., Suite 201  
 Tacoma, WA 98407  
 (206) 759-0156

# CHAIN OF CUSTODY RECORD

Fax (509) 735-6474

Analysis Parameters/Sample Container Description  
 (include preservative if used)

Page 1 of 1  
 Laboratory EMSL  
 Attn: Sherry  
Dr. Chen

Corp. Grab	8 Bulk Asbestos	Total Containers
------------	-----------------	------------------

Sample Identity	Lab No.	Time	Date Sampled	Remarks/Matrix
SS-01			5/31/96	Tank insulation
SS-02				Pipe insulation (below)
SS-03				Pipe insul. under bldg.
SS-04				9" x 9" tan floor tile
SS-05				Roller vinyl - TB Room
SS-06				Roller vinyl - Em Room
SS-07				Roller vinyl - kitchen
YA-01				Roller vinyl - Intv. Rm.
YA-02				12" x 12" floor tile
YA-03				9" x 9" floor tile

Project Information	Sample Receipt	Relinquished By: 1.	Relinquished By: 2.	Relinquished By: 3.
Project Number: <u>V-1043-01</u>	Total Number of Containers	Signature: _____	Signature: _____	Signature: _____
Project Name: <u>Copyreboisive Hall</u>	COC Seals/Intact? Y/N/A	Time: <u>2:10</u>	Time: _____	Time: _____
Contact: <u>Donna Parkes</u>	Received Good Cond./Cold	Printed Name: <u>Donna Parkes</u>	Printed Name: _____	Printed Name: _____
Ongoing Project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Delivery Method: <u>Fed Ex</u>	Date: <u>6/14/96</u>	Date: _____	Date: _____
Sampler: <u>J. Stephens, D. Parkes</u> (attach shipping bill, if any)		Company: <u>Shannon &amp; Wilson Inc</u>	Company: _____	Company: _____
<b>Instructions</b>		Received By: 1.	Received By: 2.	Received By: 3.
Requested Turn Around Time: <u>2-Day</u>		Signature: _____	Signature: _____	Signature: _____
Special Instructions: <u>Please fax results (follow up by mail)</u>		Time: <u>1:20</u>	Time: _____	Time: _____
Distribution: White - w/shipment - returned to Shannon & Wilson w/ Laboratory report		Printed Name: <u>Sherry Harkness</u>	Printed Name: _____	Printed Name: _____
Yellow - w/shipment - for consignee files		Date: <u>6/14/96</u>	Date: _____	Date: _____
Pink - Shannon & Wilson - Job File		Company: <u>Sherry Harkness</u>	Company: _____	Company: _____
		Company: <u>EMSL Harkness</u>	Company: _____	Company: _____

**APPENDIX C**  
**IMPORTANT INFORMATION ABOUT YOUR ENVIRONMENTAL**  
**SITE ASSESSMENT REPORT**



Dated: July 9, 1996

To: Central WA Comprehensive Mental Health  
Yakima Property

## Important Information About Your Environmental Site Assessment/Evaluation Report

### ENVIRONMENTAL SITE ASSESSMENTS/EVALUATIONS ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

This report was prepared to meet the needs you specified with respect to your specific site and your risk management preferences. Unless indicated otherwise, we prepared your report expressly for you and for the purposes you indicated. No one other than you should use this report for any purpose without first conferring with us. No one is authorized to use this report for any purpose other than that originally contemplated without our prior written consent.

The findings and conclusions documented in this site assessment/evaluation have been prepared for specific application to this project and have been developed in a manner consistent with that level of care and skill normally exercised by members of the environmental science profession currently practicing under similar conditions in this area. The conclusions presented are based on interpretation of information currently available to us and are made within the operational scope, budget, and schedule constraints of this project. No warranty, express or implied, is made.

### OUR REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

Our environmental site assessment is based on several factors and may include (but not be limited to): reviewing public documents to chronicle site ownership for the past 30, 40, or more years; investigating the site's regulatory history to learn about permits granted or citations issued; determining prior uses of the site and those adjacent to it; reviewing available topographic and real estate maps, historical aerial photos, geologic information, and hydrologic data; reviewing readily available published information about surface and subsurface conditions; reviewing federal and state lists of known and potentially contaminated sites; evaluating the potential for naturally occurring hazards; and interviewing public officials, owners/operators, and/or adjacent owners with respect to local concerns and environmental conditions.

Except as noted within the text of the report, no sampling or quantitative laboratory testing was performed by us as part of this site assessment. Where such analyses were conducted by an outside laboratory, Shannon & Wilson relied upon the data provided and did not conduct an independent evaluation regarding the reliability of the data.

### CONDITIONS CAN CHANGE.

Site conditions, both surface and subsurface, may be affected as a result of natural processes or human influence. An environmental site assessment/evaluation is based on conditions that existed at the time of the evaluation. Because so many aspects of a historical review rely on third party information, most consultants will refuse to certify (warrant) that a site is free of contaminants, as it is impossible to know with absolute certainty if such a condition exists. Contaminants may be present in areas that were not surveyed or sampled, or may migrate to areas that showed no signs of contamination at the time they were studied.

Unless your consultant indicates otherwise, your report should not be construed to represent geotechnical subsurface conditions at or adjacent to the site and does not provide sufficient information for construction-related activities. Your report also should not be used following floods, earthquakes, or other acts of nature; if the size or configuration of the site is altered; if the location of the site is modified; or if there is a change of ownership and/or use of the property.

**ACCIDENTAL DAMAGE MAY OCCUR DURING SAMPLING ACTIVITIES.**

Accidental damage to a facility may occur during sampling activities. Asbestos and lead-based paint sampling often require destructive sampling of pipe insulation, floor tile, walls, doors, ceiling tile, roofing, and other building materials. Shannon & Wilson does not provide for paint repair. Limited repair of asbestos sample locations are provided. However, Shannon & Wilson neither warrants repairs made by our field personnel, nor are we held liable for injuries or damages as a result of those repairs. If you desire a specific form of repair, such as those provided by a licensed roofing contractor, you need to request the specific repair at the time of the proposal. The owner is responsible for repair methods that are not specified in the proposal.

**READ RESPONSIBILITY CLAUSES CAREFULLY.**

Environmental site assessments/evaluations are less exact than other design disciplines because they are based extensively on judgment and opinion, and there may not have been any (or very limited) investigation of actual subsurface conditions. Wholly unwarranted claims have been lodged against consultants. To limit this exposure, consultants have developed a number of clauses for use in their contracts, reports, and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses may appear in this report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

Consultants cannot accept responsibility for problems that may develop if they are not consulted after factors considered in their reports have changed, or conditions at the site have changed. Therefore, it is incumbent upon you to notify your consultant of any factors that may have changed prior to submission of the final assessment/evaluation.

An assessment/evaluation of a site helps reduce your risk, but does not eliminate it. Even the most rigorous professional assessment may fail to identify all existing conditions.

**ONE OF THE OBLIGATIONS OF YOUR CONSULTANT IS TO PROTECT THE SAFETY, HEALTH, PROPERTY, AND WELFARE OF THE PUBLIC.**

If our environmental site assessment/evaluation discloses the existence of conditions that may endanger the safety, health, property, or welfare of the public, we may be obligated under rules of professional conduct, statutory law, or common law to notify you and others of these conditions.

The preceding paragraphs are based on information provided by the  
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland