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RE: **Phase I Environmental Site Assessment**
RFP 19-026, Proposed Public Housing Site
414 E 10th Avenue
Kennewick, Washington

Good day, Alisha.

GeoProfessional Innovation Corporation (GPI) is pleased to provide this Phase I Environmental Site Assessment (ESA) for the City of Kennewick's (City) property located at 414 East 10th Avenue in Kennewick, Washington. GPI accomplished our scope of services, referencing ASTM E1527-13 and GPI's proposed scope of service dated October 24, 2019. Based upon this assessment's findings, GPI identified evidence of recognized environmental conditions (RECs) in connection with the site.


The 2 waste oil USTs installed south of the vehicle maintenance shop have been in place for approximately 40 years and represents a site REC. The site has operated as the City of Kennewick's maintenance shop facility since the 1950s. The site's historic use as a vehicle repair and maintenance facility, including use of the wash rack on the east side of the oil/lube building, for approximately 70 years, represents a REC.

GPI identified 1 historical recognized environmental condition (HREC) associated with the former fuel underground storage tanks (USTs). Based on GPI's review of the information provided by the Washington Department of Ecology (DOE) regarding these 4 USTs, they have been removed, decommissioned and remediated to the satisfaction of DOE.

This report is for the exclusive use of the City of Kennewick and the Kennewick Housing Authority (KHA). We do not authorize its use to other parties without the express written permission of the City and GPI. This evaluation reflects only conditions reported and/or observed at the site and at the time of this evaluation. This acknowledgement is in lieu of any express or implied warranties. We appreciate the opportunity to work with you on this project. Please contact us if you have any questions or comments.

Sincerely,
GPI


Josh Kannenberg, L.G.
Environmental Services Manager


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Principal Engineer

TJW/mg

Phase I Environmental Site Assessment

RFP 19-026, Proposed Public Housing Site
414 E 10th Avenue
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Report Date: April 1, 2020
Environmental Site Assessment Applicable under ASTM E1527-13 through September 28, 2020

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Phase I Environmental Site Assessment
RFP 19-026, Proposed Public Housing Site
414 E 10th Avenue
Kennewick, Washington

INTRODUCTION

Background Information

Based on our understanding of the site's current and past uses, recognized environmental conditions (RECs) are likely to be associated with petroleum contaminants of concern (COC) from the current and former fuel and waste oil storage and automotive fleet maintenance activities. According to the UST site summary available on the Washington Department of Ecology's (DOE's) online UST database, the site had 6 former USTs. Four of the USTs were installed in 1964 and 2 were installed in 1981 and 1983. Four of the 6 USTs, including 2 leaded gasoline, 1 unleaded gasoline, and 1 diesel fuel tank were each removed from the site in 1993. The 2 remaining waste oil USTs were listed as exempt on the DOE's site summary record.

Purpose and Scope of Services

GeoProfessional Innovation Corporation (GPI) is providing this authorized Phase I Environmental Site Assessment (ESA) for the City of Kennewick's (City's) property located at 414 East 10th Avenue in Kennewick, Washington. We performed the Phase I ESA referencing our proposal dated October 28, 2019 and ASTM E1527-13 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The property is referred to as the 'site' in this report.

The purpose of this Phase I ESA is to provide information regarding the potential for *recognized environmental conditions* (RECs), *controlled recognized environmental conditions* (CRECs), and/or *historical recognized environmental conditions* (HRECs) to exist on the site or properties within the *Approximate Minimum Search Distance* (AMSD) to contribute RECs to the site. This purpose was undertaken through a regulatory database review, historical and physical records review, interviews (including local government inquiries, as applicable), user-provided information, and a visual, non-invasive site and adjoining property reconnaissance.

In addition to this Phase I ESA, GPI's scope of services also included a geophysical survey of the site to identify subsurface features and anomalies using ground penetrating radar (GPR) and electromagnetic (EM) induction equipment. Based on the findings of this Phase I ESA report and the geophysical survey, GPI coordinated with Washington DOE regarding a Phase II ESA including subsurface investigation and soil sampling. GPI, then coordinated field activities with the City and conducted the subsurface investigation and soil sampling.

At your request, this Phase I ESA report is provided as a standalone report and the results of the geophysical survey and subsurface investigation will be provided in a separate report describing the field activities and comparing the soil sample results to the DOE cleanup levels.

This Phase I ESA report summarizes our physical and historical records review, interviews, and visual site reconnaissance, and presents our opinions. A list of acronyms used in the report is included in Appendix A.

Significant Assumptions

GPI made necessary assumptions to conduct the above scope of services, including:

- ✘ Historic releases of hazardous materials to the environment were reported and noted in the jurisdictional agency files.
- ✘ Hazardous materials were not released to the environment prior to the recording and retention of information.

Scope Limitations and ASTM Exceptions

Our findings related to field observations, historical research, and interviews in this report reflect the site conditions as of the report's published date. During the course of the Phase I ESA, GPI made multiple site visits to document and observe conditions at the site. The initial walkthrough of the site was conducted on November 19, 2019. A second site reconnaissance was conducted on December 19, 2020 during the geophysical survey of the site. GPI's last visit to the site was on March 18 and 19, 2020. Site conditions changed at the site in February 2020, including the installation of a new 2,930-gallon waste oil AST and abandonment of the 2 waste oil USTs. These changed conditions are documented in this Phase I ESA report and the latest site visit is referenced as the site reconnaissance date.

This is a historical review and visual surface assessment. Conditions may exist below the ground surface, which were not apparent during the site reconnaissance. Information provided to GPI is believed to be reliable, but GPI cannot warrant or guarantee that the information is complete or accurate. GPI's performance of this ESA is intended to reduce, but not eliminate uncertainty regarding the potential for RECs in connection with the site, and the ASTM standard recognizes reasonable limits of time and investment.

Our services consist of professional opinions and recommendations made referencing ASTM E1527-13 and generally accepted environmental assessment practices in the area and at the time of our work. Report findings are based upon current site utilization, information derived from the most recent reconnaissance and from other activities described herein; such information is subject to change. Certain hazardous substance or petroleum product indicators may have been latent, inaccessible, unobservable or not present during our reconnaissance and may subsequently become observable (such as after site renovation or development). Further, these services are not to be construed as legal interpretation or advice.

Reliance

This report is prepared for the express use of the City of Kennewick (City) and the Kennewick Housing Authority (KHA) and reflects the conditions reported and/or observed at the subject site at the time of the site reconnaissance. GPI entitles no third parties (except a governmental entity having jurisdiction over the site) the right to rely upon the information contained in the report unless our express written consent is first obtained. Reliance on the ESA beyond the City and KHA by other parties will be subject to the terms, conditions, and limitations stated in the proposal, this Phase I ESA report, and the Agreement for Services authorized by you. GPI prohibits utilizing this report to evaluate other sites; and any such use is at that parties' own risk.

SITE DESCRIPTION

The site includes a 9.98-acre parcel owned and occupied by the City of Kennewick. The site is developed with 9 total structures comprising the City's fleet repair shop, purchasing office, warehouse and storage buildings. Most of the buildings are located on the north half of the site and the south half is primarily utilized for outdoor storage of the City's materials, vehicles or equipment.

Table 1: Site Description

Site Name	Proposed Public Housing Site
Site Location/Address	414 East 10 th Avenue, Kennewick, Washington
Land Area	Approximately 8.98 acres
Other Site Improvements	9 structures of varying sizes, comprising the City's fleet repair shop, purchasing office, warehouse and storage buildings

Plate 1 depicts the site vicinity from a portion of the 2017 USGS 7.5-minute series topographic map. Plate 2 shows the site boundary on a 2017 aerial photograph.

Adjoining Properties

Visual observations of adjoining/surrounding properties from subject property boundaries and readily-accessible public areas are summarized below:

Table 2: Adjoining/Surrounding Properties

Direction	Description
North	East 10 th Avenue, private residences
South	East 13 th Avenue, private residences
East	South Gum Street, private residences
West	South Date Street, private residences

USER-PROVIDED INFORMATION

GPI provided a User Questionnaire to Ms. Alisha Piper, the Community Development Block Grant (CBDG) coordinator with the City, on November 20, 2019. Ms. Piper and Mr. John Noble, the City's fleet maintenance manager, provided information on the questionnaire and a copy is included in Appendix B. We summarize the responses in the following sections.

Environmental Liens or Activity and Use Limitations

Ms. Piper was not aware of any environmental liens or activity and use limitations filed or in place at the site.

Specialized Knowledge

Ms. Piper did not have specialized knowledge regarding the site.

Commonly Known or Reasonably Ascertainable Information

Mr. Noble explained that the site has been developed as the City's fleet maintenance and storage yard since the 1960's. He stated that chemicals used at the site for the operation of City crews for maintenance and operations such as salts, traffic paint, herbicides and pesticides, fertilizer, oils, lubricants and coolants. These chemicals are used by the Streets, Parks and Recreation, Vehicle Maintenance and Water Departments. He was not aware of any spills or other chemical releases at the site. He stated the former fuel USTs north of the lube building were removed in the 1990's.

Valuation Reduction for Environmental Issues

Ms. Piper explained the site is not being purchased at this time and there is no evidence of a reduced value due to environmental concerns.

Reason for Performing Phase I ESA

Ms. Piper explained that the reason for conducting a Phase I ESA is for possible redevelopment of the site for other uses such as a residential housing development.

RECORDS REVIEW

United States Environmental Protection Agency (USEPA) and DOE database information was provided by Envirosearch, a contract information services company. Information in this section is subject to the accuracy of the data provided by Envirosearch and the dates the information was updated.

Federal, State, and Tribal Databases

Listed in Table 3 are the names and number of facilities identified on federal, state, and tribal databases within the indicated search distances. Database definition, descriptions, and the Envirosearch database search report are included in Appendix C.

Table 3: Federal and State Databases

Database	Description	Search Distance (Miles)	Facilities
Federal (USEPA databases)			
NPL	The National Priorities List (NPL)	1.0	0
Delisted NPL	USEPA Delisted NPL database	0.5	0
CERCLIS/ NFRAP	The Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) database	0.5	0
RCRA CORRACTS/ TSD	Resource Conservation Recovery Act (RCRA) facilities associated with treatment, storage, and disposal (TSD) of hazardous materials that are undergoing “corrective action”	1.0	0
RCRA Non-CORRACTS/ TSD	RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required	0.5	0
RCRA Generators	USEPA maintains the RCRA Generators database, which lists facilities that generate hazardous waste as part of their normal business practices	Site and Adjoining	1
FRS	Facility Registry System (FRS)	Site	1
ECHO	Enforcement and Compliance History Online (ECHO)	Site	1
State (Washington DOE databases)			
CSCSL/HSL	The DOE maintains a database of state equivalent CERCLIS state hazardous waste sites (SHWS) facilities	0.5	5
SWF	The DOE maintains a database of Solid Waste Facilities (SWF)	0.5	0
LUST	The DOE provides a computer-generated database of the Leaking Underground Storage Tanks (LUST)	0.5	5
UST	The DOE has compiled a database of registered Underground Storage Tanks (UST), which may include the owner and location of the USTs	Site and Adjoining	1
Institutional/ Engineering Controls	The state of Washington maintains site listings with engineering and institutional controls in place	Site	0
VCP	The DOE has a Voluntary Cleanup Program to encourage innovation and cooperation between the state, local communities and private parties to revitalize properties with hazardous substances or petroleum contamination	0.5	2
Brownfields	The DOE is developing a comprehensive statewide inventory of Brownfields sites	0.5	0
ALLSITES	The DOE keeps an inventory listing of each of the sites of interest to any of their departments	Site	1

Table 4 summarizes the site-specific information provided by the database and/or gathered by GPI for identified facilities. Additional discussion for selected facilities follows Table 4. In some of the following subsections, the words “higher” and “lower” refer to the topographic elevation in relation to the site; the words “up-gradient,” “cross-

gradient,” and “down-gradient” refer to the potential position of a facility with respect to anticipated hydrogeologic gradient, or groundwater flow direction, in relation to the site.

Table 4: Listed Facilities

Facility Name and Location	Estimated Distance/Direction/ Hydrogeologic Position	Database Listings	Environmental Concern (yes/no)
City of Kennewick Maintenance Department / City of Kennewick 414 E 10 TH Avenue	Site	ALLSITES, ECHO, FRS, RCRA- VSQG, BRS, CSCSL NFA, HSL, UST, LUST, VCP	Yes
Chevron 90450 911 South Washington Street	1,700 feet west /cross-gradient	CSCSL NFA, HSL, LUST	No
Waste Management of Kennewick 1611 South Washington Street	1,800 feet southwest / down-gradient	CSCSL NFA, HSL, LUST	No
Petroleum Pump Company, Inc. 109 E 19 th Avenue	2,500 feet southwest / down-gradient	CSCSL NFA, HSL, LUST	No
Ron’s Food Mart 1821 South Washington	2,565 feet southwest / down-gradient	CSCSL NFA, HSL, LUST, VCP	No

The site was identified in the ALLSITES, ECHO, FRS, RCRA- VSQG, BRS, CSCSL, HSL, UST, LUST, and VCP databases. The site was identified as a very small quantity generator (VSQG) RCRA hazardous waste generator. This listing indicates the site generates 100 kilograms (kg) or less of hazardous waste per calendar month and accumulate less than 1,000 kg or less a year. The site’s listings in the UST and LUST databases are due to the former USTs that were installed at the site. The site’s inclusion in the remaining databases (ALLSITES, ECHO, FRS, BRS, CSCSL, VCP and HSL) are redundant to the RCRA generator and UST/LUST listings.

City of Kennewick Maintenance Department / City of Kennewick

GPI reviewed the information specific to the site’s RCRA listing and violations were not found associated with the site’s RCRA status from the first listing in 1985 through 2018. According to the UST site summary available on the DOE’s online UST database, the site had 6 USTs. Four of the USTs were installed in 1964 and 2 were installed in 1981. The LUST listing reports a release date of gasoline and diesel contamination above DOE cleanup levels on July 10, 1990. Four of the 6 USTs, including 2 leaded gasoline, 1 unleaded gasoline, and 1 diesel fuel tank were each removed from the site in 1993. The LUST database listing also identifies a no further action date of December 14, 2005. GPI reviewed available records from the DOE regarding the site’s former USTs and a summary is provided in the local agency inquiries section of this report.

Chevron 90450

This facility is located approximately 1,700 feet west of the site and hydraulically cross-gradient. This facility was identified with a release from USTs on September 16, 1991. The database reports benzene contamination in soil below the DOE cleanup levels and the facility has a no further action (NFA) status dated October 3, 2006. Based on the regulatory status and cross-gradient position, this facility does not represent a REC at the site.

Remaining LUST Facilities

The remaining database listings for Waste Management of Kennewick, Petroleum Pump Company, Inc. and Ron’s Food Mart each show an NFA status and are located southwest and down-gradient to the site. Based on their regulatory status and down-gradient hydrogeologic position, they do not represent a REC at the site.

Local Agency Inquiries

Building, Planning, and Zoning

The City provided available building records for the site. The records indicate the site's buildings were constructed between 1950 and 1980. The City also provided records regarding the former fuel USTs and waste oil USTs. The UST records provided by the City are the same as those provided and maintained by DOE. The UST records are summarized in the following section.

DOE Records

GPI requested available records for the site from the DOE. Records provided by the DOE include Agency correspondence regarding the site's former USTs including a closure and site assessment notice dated January 12, 1998. A department decision recommendation dated December 14, 2005 states that "A release has occurred at the site, but it no longer poses a threat to human health or the environment." Listed under Supporting Criteria, the letter states the following:

"In August 1993, 4 underground storage tanks (USTs) were removed from the City of Kennewick Shop Compound located at 414 East 10th Avenue in Kennewick, Washington. The tanks included one 10,000-gallon diesel tank, one 4,000-gallon gasoline tank, one 8,000-gallon gasoline tank, and one 10,000-gallon gasoline tank.

Approximately 333 cubic yards of suspected petroleum hydrocarbon contaminated soil (PCS) was removed from the tank excavation and transported to a City of Kennewick location approved for landfarming. The PCS was combined with soil from other City remediation sites and landfarmed until sampling occurred in December 1994. Laboratory results indicated that the landfarmed PCS did not contain petroleum hydrocarbon concentrations above the laboratory detection limits of 20 ppm gasoline, 50 ppm diesel, or 100 ppm for heavy oils. These soils were later used for road construction.

Analytical results from conformational soil sampling from the excavation indicated that the petroleum hydrocarbon concentrations remaining in soil at the site do not exceed Model Toxics Control Act Method A cleanup levels. This department decision recommendation should be reviewed and re-evaluated based on any new information about these sites."

GPI also reviewed an *Interim Remedial Action Report: Remediation of Petroleum Contaminated Soil*, prepared by Chen-Northern, Inc. and dated November 1993. This report documents the removal of the USTs and discovery of the leaks associated with both the gasoline and diesel USTs. The report indicates the depth of the tank excavation was approximately 15 feet below ground surface (bgs) and soil sample analytical results from the bottom and sidewalls of the excavation did not show evidence of petroleum contamination above DOE cleanup levels. The report states the field activities including the removal and decommissioning of the 4 USTs were conducted on August 25 and 26, 1993. According to the report, based on monitoring well data in the site vicinity, the depth to groundwater was estimated at approximately 30 to 40 feet bgs. Therefore, the petroleum contamination in soil observed during the tank removal did not appear to affect groundwater beneath the USTs.

The 4 USTs discussed in the above paragraphs are identified as Tank numbers 1, 2, 3, and 4 and were formerly located north of the site's oil and lube building on the north half of the site. Based on GPI's review of the information provided by DOE regarding these 4 USTs, they have been removed, decommissioned and the LUST incident remediated to the satisfaction of DOE. Therefore, the former fuel USTs associated with the oil and lube building represent a historic REC (HREC) at the site.

GPI reviewed the records provided by the DOE for information regarding the remaining 2 USTs installed at the site. Based on information in an Underground Storage Tank Notification Form dated May 15, 1986, the other 2 USTs at the site are identified as Tank numbers 12 and 13. Tank 13 holds 300 gallons, was installed in 1980, and contains used oil. Tank 12 was installed in 1983, has a 1,000-gallon capacity, and also contains used oil. Other information

regarding the status of these USTs or their specific location at the site is not included in the DOE records. Based on our interviews with City staff and our observations during the site reconnaissance, these USTs were installed on the south side of the City's vehicle fleet maintenance shop and received waste oil discharge from floor drains located in the building. Additional information regarding the history and use of these USTs is discussed in the historical use information section of this report. Based on our research, the 2 waste oil USTs have not been previously investigated for potential petroleum impacts to onsite soil. Given the age and continued use of the USTs, they represent a material threat of a release and a REC at the site.

Fire Department

GPI requested records from the Kennewick Fire Department via a public records request to the Kennewick City Clerk's office. The Kennewick Fire Department responded that no records were available from the fire department for the site.

PHYSICAL SETTING

Table 5 outlines the physical setting information for the site and surrounding area:

Table 5: Physical Setting Information

PHYSICAL SETTING INFORMATION FOR SITE AND SURROUNDING AREA		SOURCE
Topography		
Site Elevation:	Approximately 365 feet Above Mean Sea Level	USGS Topographic Map, Pasco, Washington, 2017
Surface Runoff/ Topographic Gradient:	The site is relatively flat with the regional slope to the north towards the Columbia River	
Closest Surface Water:	An irrigation canal is 300 feet east of the site	
Soil Characteristics		
Soil Type:	Quincy Loamy Sand	http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx
Description:	This soil is formed on terraces by eolian sand. It is excessively drained and has slopes from 0 to 2 percent.	
Geology/Hydrogeology		
Formation:	Pleistocene outburst flood deposits	https://geologyportal.dnr.wa.gov/
Description:	Sand and gravel from glacial outburst flood deposition	
Estimated Depth to First Occurrence of Groundwater:	Approximately 30 to 40 feet below ground surface	Chen-Northern, Inc., 1993
Hydrogeologic Gradient:	North-northeast toward the Columbia River	

HISTORICAL USE INFORMATION

Historical Topographic Maps

GPI reviewed Pasco, Washington, USGS topographic quadrangle maps dated 1964, 1973, 1992, 2011, 2014 and 2017 to help identify RECs in connection with the site. A description of the topographic maps is summarized in Table 6.

Table 6: Historical Topographic Maps

Direction	Description
Site	<p>1964: Developed with 4 structures on the north half of the site near 10th Avenue. The south half of the site is undeveloped.</p> <p>1973: Developed with 5 structures including the Kennewick Parks building and the Streets Department building near the center of the site.</p> <p>1992-2017: Developed with 9 total structures including the current Fleet Maintenance Shop building and the Police storage building that are new since the 1973 map. The south half of the site remains undeveloped.</p>
North	<p>1964-1973: Developed with a few residential structures and an orchard along the north side of 10th Avenue.</p> <p>1992-2017: The orchard is gone and more residential development is north of 10th Avenue.</p>
South	1964-2017: East 13 th Avenue, residential development including 6 residences along the south side of 13 th Avenue.
East	1964-2017: South Gum Street, residential development and Columbia Canal.
West	1964-2017: Residential development along the south side of 10 th Avenue. Date Place and Date Street are shown on the 2017 map.

Historical Aerial Photographs

We reviewed readily available historical aerial photographs obtained from Envirosearch and Google Earth. A photograph's quality and scale may limit the effectiveness of our evaluation of these aers. Copies of aerial photographs from 1947, 1953, 1975, 1981, 1992, 1996, 1998, 2004, 2006, 2009, 2013, 2015 and 2017 were reviewed. Copies of the aerial photographs are included in Appendix C. The following is a summary of the aerial photographs:

Table 7: Historical Aerial Photographs

Direction	Description
Site	<p>1952: Developed with 1 rectangular structure near the northwest corner of the site. The west half of the site appears to be graded. The east half of the site appears to be in agricultural use.</p> <p>1976: Developed with 4 structures along the south side of 10th Avenue. The south half of the site remains undeveloped.</p> <p>1982-2017: The site is developed with 9 total structures in the same configuration as the current site layout. The former parks and recreation building east of the current police storage building was demolished by 2009. The north half of the site contains the structures and the south half is primarily utilized for storage of vehicles and equipment.</p>
North	<p>1952-1976: Developed with an orchard and 1 residence across 10th Avenue.</p> <p>1982-2017: Residential development across 10th Avenue.</p>
East	<p>1952: Developed with 1 residence and a field across Gum Street.</p> <p>1976-2017: Developed with several residences along the east side of Gum Street.</p>
South	1952-2017: Developed with multiple residences across 13 th Avenue.
West	<p>1952-1996: Developed with 1 residence near the northwest corner of the site and a crop field.</p> <p>2006-2017: Developed with several mobile homes immediately adjacent to the west site boundary and more along Date Place and Date Street south of 10th Avenue.</p>

Historical City Directories

GPI requested historical city directory research from Envirosearch, which includes listings for East 10th Avenue, East 9th Place, East 13th Avenue, South Date Place, South Elm Street, and South Gum Street. As near as possible 10-year

intervals from 1964 to 2018 were reviewed. The results of the directory review are summarized in Table 8. A copy of the Historical City Directories report is included in Appendix C.

Table 8: Historical City Directories

Direction	Description
Site	414 East 10th Avenue: City Street and Water Department Shop (1964); Kennewick Parks and Recreation Department, Kennewick Street and Water Department, Kennewick Engineering Department (1970); Kennewick City Planner, Kennewick Public Works Department (1975); Kennewick City Municipal Shops (1980-1998); Kennewick City Purchasing (2001-2018).
North	410-669 East 10th Avenue: Residential listings (1964-2018). 500-514 East 9th Place: No listings (1985-1998); Residential listings (2001-2018). 927, 928 South Elm Street No listings (1985-2013); Residential listings (2018).
East	1007-1225 South Gum Street: Residential listings (1964-2018).
South	504-616 East 13th Avenue: Residential listings (1964-2018).
West	South Date Place: No listing identified (1964-2018).

Historical Fire Insurance Maps

GPI requested historic Sanborn Fire Insurance Maps from Envirosearch. Based on their review of available resources, fire insurance maps were not available for the site. However, Envirosearch provided a Real Estate Atlas published by the Kroll Map Company that showed the site vicinity. The Atlas was dated 1962 and showed the site with 2 structures developed near its northwest corner. The site's address was identified as 414 East 10th Avenue. The site was labeled as owned by the City of Kennewick and identified as the Municipal Yard, Street, and Water Department Equipment Yards.

Title Search

GPI requested chain of title documentation for the site from Envirosearch. The title report included warranty deeds dating back to January 25, 1935. Hans Smith, took ownership of the site from Andrew Nevlow and Velma A. Nevlow according to a warranty deed dated January 25, 1935. The City of Kennewick took ownership from Lawrence Scott (Mayor), according to a Warranty Deed dated January 5, 1971 and recorded November 4, 1973. Previous owners included private citizens prior to the City of Kennewick. Evidence of RECs was not found during a review of the title documentation. A copy of the Chain of title search is included in Appendix C.

Environmental Liens and Activity Use Limitations

GPI requested a review of Environmental Liens recorded to the property. According to the Lien Search Report provided by Envirosearch, public records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no environmental liens or activity and use limitations were identified for the site. A copy of the Lien Search report is included in Appendix C.

Historical Interviews

GPI interviewed Mr. Josh Soggie, the current Streets Department Manager with the City. Mr. Soggie has been employed with the City and familiar with the site since 2007. He explained that the vehicle wash area near the southwest corner of the site was installed in approximately 2005 and is connected to the municipal sanitary sewer system. He explained that before the drain was connected to the sanitary sewer, it discharged to a drywell. He was not aware of any spills or inappropriate discharges of hazardous materials or petroleum products to underground drainage features. He was not aware of information related to RECs associated with the site.

GPI interviewed Mr. John Noble the current vehicle fleet manager for the City. Mr. Noble has been with the City since 1999. He explained that the waste oil tanks have been in use at the vehicle fleet maintenance shop since it was built in 1980. Those tanks were recently pumped clean of remaining waste oil and are permanently out of use since February 2020. This is due to the recent installation of a new aboveground waste oil tank located at the southwest corner of the vehicle shop building. The waste oil risers inside the fleet maintenance garage have been capped and are no longer in use. The waste oil generated from the day to day operations at the vehicle shop is burned in a waste oil furnace located inside the shop. Mr. Noble was not aware of leaks or spills associated with the waste oil USTs in the past or the current ASTs in use in the shop.

Ms. Alisha Piper is the CBDG manager with the City. Ms. Piper answered questions on the User Questionnaire in the User Provided Information section of this report.

Prior Report Review

The City provided a *Stormwater Pollution and Prevention Plan* (SWPPP) for review. GPI reviewed the SWPPP prepared by URS dated October 15, 2012. The report identified the primary stormwater disposal facilities at the site. The SWPPP did not contain evidence of RECs at the site.

Site Use Summary

The following table summarizes past site uses based upon our review of historical topographic maps, aerial photographs, historical city directories, Sanborn maps, and interviews.

Table 9: Site Use Summary

Approximate Dates	Historic Site Use
1930s-1940s	Agricultural field, undeveloped land.
1950s-2020	Developed with 9 total buildings used for the City's Department Shops and storage facilities. The southern half of the site is primarily used for outdoor storage.

The site's use as the City's shops and storage facility for approximately 70 years represents a REC at the site. Specifically, the waste oil USTs located south of the vehicle maintenance shop were used for approximately 40 years since 1980 and remain in place underground, although presently no longer in use.

Data Gaps

GPI did not identify data gaps associated with the site's historical use.

SITE RECONNAISSANCE

General Site Information

Our site observations and information from interviews and other references is presented in the following tables and subsections. Plate 2 depicts the site and surrounding properties on a 2017 aerial photograph. Appendix D contains photographic documentation from the visual reconnaissance.

Table 10: General Site Information

Site Reconnaissance		
Field Personnel	Josh Kannenberg, P.G.	
Reconnaissance Date	March 18, 2019	
Weather	Clear, cold	
Site Contact/Title	Alisha Piper/CDBG Manager	
Site Description		
Site Location/Address	414 East 10th Avenue, Moscow, ID	
Adjoining Streets	East 13 th Street, South Gum Street	
Land Area	8.98 acres	
Site Topographic Relief	Sloping towards the north	
Building Description		
Building Name	Square Footage	Year Constructed
Street Department	4,280	1950
Lube Building	1,064	1950
Parks Department	2,920	1961 (demolished by 2009)
Water Department	7,200	1975
Old Paint Storage	120	1962 (demolished)
Streets and Parks Department Truck Garage	8,000	1975
Parks Department Storage Building #1	672	Circa 1980
Parks Department Storage Building #1	600	Circa 1980
Fleet Maintenance and Stores	11,200	1980
Hazardous Waste Storage	220	1992
Current Paint Storage	240	1998

Site Occupant and Operation Description

The site is occupied by the City. They utilize the site for their various department shops and storage including vehicle fleet maintenance, Parks and Recreation, and Street Departments.

Site Observations

The following table summarizes site observations and interviews. Affirmative responses (designated by a “Yes”) are discussed in more detail in the subsections following the table.

Table 11: Site Observations

Category	Item or Feature	Item/Feature Observed
Site Operations, Processes, and Equipment	Emergency generators	No
	Elevators	No
	Air compressors	Yes
	Hydraulic lifts	Yes
Aboveground Chemical or Waste Storage	Evidence of aboveground storage tanks	Yes
	Drums, barrels and/or containers	Yes
	Pesticide/Herbicide Storage	Yes
	SDS	Yes
Underground Chemical or Waste Storage, Drainage or Collection Systems	Evidence of underground storage tanks or ancillary UST equipment	Yes
	Sumps, cisterns, catch basins and/or dry wells	Yes
	Grease traps	No
	Septic tanks and/or leach fields	No
	Oil/water separators	Yes
	Pipeline markers	No
	Interior floor drains	Yes
Electrical Transformers/PCBs	Pad- or pole-mounted transformers, capacitors, switching gear	Yes
	Generators	No
Evidence of Releases or Potential Releases	Stressed vegetation	No
	Stained soil	No
	Stained pavement or similar surface	Yes
	Trash, debris and/or other waste materials	Yes
	Dumping or disposal areas	No
	Construction/demolition debris and/or dumped fill dirt	No
	Surface water discoloration/odor/sheen and/or free-floating product	No
	Strong, pungent or noxious odors	No
	Exterior pipe discharges and/or other effluent discharges	No
	Laboratory hoods and/or Incinerators	No
	Waste treatment systems and/or water treatment systems	No
	Compressor blowdown	No
Other Notable Site Features	Surface water bodies	No
	Quarries or pits	No

Site Operations, Processes, and Equipment

Hydraulic Lifts

GPI observed 2 in-ground hydraulic hoists and 1 aboveground hoist in the fleet shop. GPI also observed a concrete patch where an in-ground hoist had been abandoned in place. The locations of the 2 existing and 1 former in-ground hoist match the locations and configurations of the hoist shown in the as-built drawings. The in-ground hoists have hydraulic pistons and fluid reservoirs that are contained in subsurface structures. According to Mr. Noble, the City has not experienced problems indicating malfunctions or leakage of fluid during the usage history of these in-ground hoists. Mr. Noble explained that the former in-ground hoist with the concrete patch was abandoned in place and patched with concrete in approximately 2010. The cylinder for the in-ground hoist is still present in the ground. The aboveground hydraulic hoist has a fluid reservoir that is located on the arm of the hoist above the ground surface and does not contain sub slab components. The hydraulic hoists do not represent a REC at the site. However, an environmental professional should be present to observe the removal and document the condition of the subsurface hoist components during demolition.

Aboveground Chemical or Waste Storage

Evidence of Aboveground Storage Tanks

GPI observed 1 approximate 250-gallon steel aboveground storage tank (AST) at the southwest corner of the fleet shop building. The AST is used for storing used oil, which is utilized for fuel in the waste oil furnace above the AST. Mr. Noble said the waste oil burner was installed in about 1981, and has been used to heat the shop since that time. No significant staining or leakage was observed in the area of the used oil AST.

GPI also observed 3 approximate 275-gallon plastic tote ASTs. A tote staged outside the fleet maintenance garage was labeled as diesel fuel but was empty. A tote stored in the parks and recreation storage shed #2 was partially full of power transmission fluid. In the streets and parks truck garage a tote was partially full of Voramer MR 1165 Isocyanate, a polyurethane binder for playground surfaces. These plastic tote ASTs were stored on concrete surfaces within storage buildings and did not show evidence of staining or leakage.

A 2,930-gallon waste oil AST was recently installed near the exterior southwest corner of the fleet maintenance building. The AST was installed around February 20, 2020 and will be used for temporary storage of the waste oil during warm weather months when the waste oil furnace is not operating. The installation of this new AST is why the waste oil USTs will no longer be needed and have been pumped clean and abandoned. No evidence of leakage or staining was observed in the area of the AST.

Drums, Barrels and/or Containers

GPI observed several containers of varying size from 1 quart to 5 gallons on shelves throughout the vehicle maintenance building. Materials stored in the containers included motor oil, antifreeze, hydraulic fluid, fuel additives and other automotive fluids. These automotive fluids were all utilized during daily operations at the shop. Evidence of leakage, improper storage or spills were not observed associated with the stored automotive fluids.

GPI observed approximately 66 empty, 55-gallon drums of roadway paint stored on the south side of the Parks and Recreation storage building. According to Mr. Noble, these drums were being stored for future recycling. GPI observed another 20 empty 55-gallon drums near the north east corner of the automotive impound lot along the east site boundary. These drums were reportedly used to temporarily store waste oil when the USTs were full during the warm weather months. These drums were also awaiting recycling and did not show evidence of leakage or spills. Each of the observed drums had a tight-fitting lid and remained in good condition with minimal oxidation.

Several smaller 5- to 55-gallon containers of gasoline, paint thinner, solvents, waste oil and other unlabeled containers were observed in the hazardous waste storage building along the west site boundary. According to Mr. Noble, Benton County Health Department sponsors a hazardous waste collection day about 2 times a year, when the City accepts household hazardous waste such as unused fuels and solvents. These containers are stored in the hazardous waste building and Benton County removes the waste annually. The hazardous waste storage building included an elevated secondary containment area with a floor grate and concrete sump with no drain. Some minor spillage from the containers was observed in this containment area, but no evidence of impacts to the surrounding soil was observed.

GPI also observed chemical containers stored in the paint storage building along the west site boundary. A single 55-gallon steel drum of isopropyl alcohol was partially full and stored on a wood pallet on the concrete floor of the paint storage building. Other chemical containers observed in the paint storage building included paint thinner, acrylic paint and salt neutralizer. The paint storage building had a curbed concrete floor as a secondary containment and no evidence of leakage or spillage was observed from the containers.

Only 1 unidentified 55-gallon drum was observed on the site stored outside of a building on the ground surface. A single steel drum that was partially full was observed along the west fence of the vehicle impound area in the southeast quadrant of the site. The drum was approximately ½-full of fluid and was stored on the ground surface.

The container had a sealed tight-fitting lid that did not show evidence of distortion or deformation from vapor pressure. Evidence of leaks or spills from the drum were not observed. GPI recommends that this drum be moved to the hazardous waste storage shed to await proper disposal.

Pesticide/Herbicide Storage

GPI observed several various pesticides, herbicides, fertilizers and other chemicals stored in the Parks and Recreation storage buildings #1, #2, and the Streets Department garage buildings at the site. Among the chemicals observed are sodium nitrate, dimethylamine salt (Platoon weed killer), and Glyphosphate (Roundup Pro and Ranger Pro). The herbicides and pesticides observed were stored on a concrete slab within the storage sheds or garage on pallets or other containment areas.

Underground Chemical or Waste Storage, Drainage or Collection Systems

Evidence of Underground Storage Tanks or Ancillary UST Equipment

GPI observed the location of 2 waste oil USTs located approximately 20 feet south of the concrete apron on the south side of the vehicle maintenance shop. These USTs were reported by the City to have been pumped clean of fluid and the stand pipes capped and covered by steel access lids in February 2020. These USTs are registered by the DOE as Tanks #12 and #13 and were installed in 1983 and 1981, respectively. A summary of the DOE records regarding these waste oil tanks is included in the regulatory review section of this report. These USTs have been in use at the site for approximately 40 years and represent a REC at the site.

Sumps, Cisterns, Catch Basins and/or Dry Wells

GPI observed several stormwater catch basins throughout the site's paved driveways and vehicle washing areas. The site has 2 vehicle washing areas. An asphalt paved area near the southwest corner of the site is a wash area that is for rinsing only and does not include soaps or detergents. This catch basin in the center of the wash area is connected to an oil/water separator, then discharges to the municipal sanitary sewer system.

A secondary vehicle wash area is located on the east side of the former oil and lube building. This wash area has 2 catch basins and is connected to the municipal sanitary sewer system. This wash area does utilize soaps and has been installed and in use since the 1950's when the lube building was initially constructed. This wash area has been in use for approximately 70 years and is part of the historic use of the site that represents a REC.

Interior Floor Drain/Catch Basin

GPI observed 8 total trench drains along the perimeter of the vehicle maintenance shop. The drains were directed to an oil/water separator that collected oils and discharged them to the waste oil tanks. The separated water was discharged to a stormwater drywell located south of the building. The oil/water separator was capped and plugged with grout in approximately 2012 and the sump is pumped out by a recycling service on an as-needed basis, which, according to Mr. Noble, occurs approximately once per year or less.

Oil/Water Separators

GPI observed 2 oil/water separators at the site. The vehicle wash area at the southwest corner of the site has an oil/water separator with a holding tank that is pumped on an as-needed basis. The second oil/water separator is connected to the waste oil drains in the vehicle maintenance shop. This oil/water separator has been plugged with grout and is no longer in use. The waste oil drains have been capped and are no longer used in the maintenance shop.

Electrical Transformers/PCBs

Pad- or Pole-Mounted Transformers, Capacitors, Switching Gear

GPI observed 1 pad-mounted transformer on the west side of the vehicle maintenance shop building. No evidence of leakage or staining was observed in the area of the transformer. Transformers for the remaining buildings on the site are located off-site along the south side of 10th Avenue.

Evidence of Releases or Potential Releases

Stained Pavement or Similar Surface

GPI observed staining on the concrete floor of the shop building in the area surrounding the in-ground hydraulic hoists and other areas around the concrete floor of the shop. The staining was around the hydraulic hoist and around the shop floor was likely from regular operation of the City's fleet repair operations over several decades and appeared to be *de minimis*.

Trash, Debris and/or Other Waste Materials

GPI observed multiple solid waste dumpsters at the site. GPI did not observe significant staining or other evidence of hazardous materials in the area of the dumpsters during the site reconnaissance.

VAPOR ENCROACHMENT SCREENING

GPI conducted a Tier 1 Vapor Encroachment Screening (VES) of the site in reference with ASTM E2600-15, *Standard Practice for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. The purpose of this VES is to help identify a vapor encroachment condition (VEC), which is the presence or likely presence of chemicals of concern (COCs) vapors in the vadose zone of the site. A VEC may exist if a source of COCs, such as contaminated soil and/or groundwater, exists on or near the site. In accordance with the standard, the Area of Concern (AOC) is defined as the approximate minimum search distance including an area within $\frac{1}{3}$ mile of the site boundary for COCs and $\frac{1}{10}$ mile of the site boundary for petroleum hydrocarbons COCs. Information derived from the VES is used to make a statement regarding vapor intrusion at the site. Vapor intrusion evaluates the potential exposure risks to persons within a building resulting from vapor migration into structures on the site. GPI reviewed and evaluated the current site use, adjoining properties, government records, historical records, the site's physical setting and potential vapor pathways that may create a VEC at the site. Based on the findings of the Tier 1 VES, conditions for vapor intrusion to the on-site structure do not exist.

FINDINGS, OPINIONS AND CONCLUSIONS

We performed this Phase I ESA in reference to the scope and limitations of ASTM E1527-13 at 410 East 10th Avenue in Kennewick, Washington. Exceptions to, or deletions from, this practice are described in this report. Mr. Josh Kannenberg, P.G., conducted the site reconnaissance on March 18, 2019. We provide our cursory findings summary below. However, details are not included or fully developed in this section, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

The site includes a 9.98-acre parcel owned and occupied by the City. The site is developed with 9 total structures comprising the City's fleet repair shop, purchasing office, warehouse and storage buildings. Most of the buildings are located on the north half of the site and the south half is primarily utilized for outdoor storage of the City's materials, vehicles, or equipment. The oldest buildings at the site were constructed in the late 1950's and early 1960's. The remaining buildings were constructed in the 1970's and the vehicle fleet maintenance shop was built in 1980. The original Parks and Recreation storage building was demolished by 2009. The site's use as the City's Shops and storage facility for approximately 70 years represents a REC at the site. Specifically, the waste oil USTs located south of the vehicle maintenance shop were used for approximately 40 years (since 1980) and remain in place underground.

The site was identified in the ALLSITES, ECHO, FRS, RCRA- VSQG, BRS, CSCSL, HSL, UST, LUST, and VCP databases. The site was identified as a very small quantity generator (VSQG) RCRA hazardous waste generator. The site's listings in the UST and LUST databases are due to the former USTs that were installed. The site's inclusion in the remaining databases (ALLSITES, ECHO, FRS, BRS, CSCSL, VCP and HSL) are redundant to the RCRA generator and UST/LUST listings. The site's inclusion in the various regulatory databases represents a REC at the site.

The site had 4 former fuel USTs identified as Tank numbers 1, 2, 3, and 4 and were formerly located north of the site's oil and lube building on the north half of the site. Based on GPI's review of the information provided by DOE regarding these 4 USTs, they have been removed, decommissioned, and the LUST incident remediated to the satisfaction of DOE. Therefore, the former fuel USTs associated with the oil and lube building represent a historic REC (HREC) at the site.

GPI reviewed the records provided by the DOE for information regarding the remaining 2 USTs installed at the site. Based on information in an *Underground Storage Tank Notification Form* dated May 15, 1986, the other 2 USTs at the site were identified as Tank numbers 12 and 13. Tank 13 holds 300 gallons, was installed in 1980, and contains used oil. Tank 12 was installed in 1983, has a 1,000-gallon capacity, and also contains used oil. Other information regarding the status of these USTs or their specific location at the site is not included in the DOE records. Based on our interviews with City staff and our observations during the site reconnaissance, these USTs were installed on the south side of the City's vehicle fleet maintenance shop and received waste oil discharge from floor drains located in the building. Additional information regarding the history and use of these USTs is discussed in the historical interviews section of this report. Based on our research, the 2 used oil USTs have not been previously investigated for potential petroleum impacts to onsite soil. Given the age of the USTs, they represent a material threat of a release and a REC at the site.

During the site reconnaissance, GPI identified several petroleum products and hazardous chemicals at the site. The various types of petroleum products and chemicals were each observed to be appropriately stored and handled. GPI did not observe spills or leaks other than *de minimis* surficial soil staining on the outdoor storage portions of the site. GPI noted the in-ground hydraulic lifts, waste oil USTs and wash rack drains at the site to be the most significant concerns for petroleum impacts to the subsurface at the site. According to City staff, the in-ground hydraulic lifts have not leaked or shown evidence of a release to sub-slab soil in the fleet maintenance shop. The hydraulic lifts do not constitute a REC at the site; however, GPI recommends an environmental professional observe the removal of the in-ground lifts at the time of demolition to document the condition of the components and subsurface soil.

INVESTIGATION OF RECS AND GEOPHYSICAL SURVEY ANOMALIES

Based on the RECs identified in this Phase I ESA and subsurface anomalies identified during the geophysical survey of the site, GPI recommended a subsurface investigation at the site. GPI coordinated with Washington DOE regarding a Phase II ESA to include investigation of the waste oil USTs, the wash rack on the east side of the lube building, and 2 unknown subsurface anomalies identified during the geophysical survey. The Phase II ESA included a plan for subsurface investigation and soil sampling. GPI, then coordinated field activities with the City and conducted the subsurface investigation and soil sampling on March 19, 2020. The results of the geophysical survey and subsurface investigation are provided under a separate report.

ENVIRONMENTAL PROFESSIONAL QUALIFICATIONS

We declare that to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. We developed and performed the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Supporting documentation and the qualifications of the environmental professional and personnel conducting the site reconnaissance and interviews are provided in Appendix E.

REFERENCES

ASTM International. "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" ASTM E1527-13, ©2013.

ASTM International. "Standard Practice for Vapor Encroachment Screening on Property Involved in Real Estate Transactions" E2600-15, ©2015,

Environmental Protection Agency. "Federal Register, Part III Standards and Practices for All Appropriate Inquiries; Final Rule" 40 CFR Part 312, ©November 1, 2005.

Envirosearch Standard Package including Aerial Photographs, Topographic Maps, City Directories, Fire Insurance Maps, regulatory databases and chain of title and lien reports, Report #37205, dated December 16, 2019.



Reference: USGS Topographic Map, Pasco, WA, 2017.



Aerial Photograph
410 East 10th Avenue
Kennewick, Washington

 GeoProfessional
Innovation.

PU19214

PLATE 2

Reference: Envirosearch Aerial photograph, 2017.

APPENDIX A

Acronyms

Description of Selected General Terms and Acronyms

Term/Acronym	Description
AAI	All Appropriate Inquiries – that inquiry constituting all appropriate inquiries into the previous ownership and uses of the property consistent with good commercial and customary practice as defined in CERCLA, 42 U.S.C §9601(35)(B), that will qualify a party to a commercial real estate transaction for one of the threshold criteria for satisfying the Landowner Liability Protections (LLPs) to CERCLA liability (42 U.S.C §9601(35)(A)&(B), §9607(b)(3), §9607(q); and §9607(r)), assuming compliance with other elements of the defense.
ACM	<p>Asbestos Containing Material. Asbestos is a naturally occurring mineral, three varieties of which (chrysotile, amosite, crocidolite) have been commonly used as fireproofing or binding agents in construction materials. Exposure to asbestos, as well as ACM, has been documented to cause lung diseases including asbestosis (scarring of the lung), lung cancer and mesothelioma (a cancer of the lung lining).</p> <p>Regulatory agencies have generally defined ACM as a material containing greater than one (1) percent asbestos, however some states (e.g. California) define ACM as materials having 0.1% asbestos. In order to define a homogenous material as non-ACM, a minimum number of samples must be collected from the material dependent upon its type and quantity. Homogenous materials defined as non-ACM must either have 1) no asbestos identified in all of its samples or 2) an identified asbestos concentration below the appropriate regulatory threshold. Asbestos concentrations are generally determined using polarized light microscopy or transmission electron microscopy. Point counting is an analytical method to statistically quantify the percentage of asbestos in a sample. The asbestos component of ACM may either be friable or non-friable. Friable materials, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure and have a higher potential for a fiber release than non-friable ACM. Non-friable ACM are materials that are firmly bound in a matrix by plastic, cement, etc. and, if handled carefully, will not become friable.</p> <p>Federal and state regulations require that either all suspect building materials be presumed ACM or that an asbestos survey be performed prior to renovation, dismantling, demolition, or other activities that may disturb potential ACM. Notifications are required prior to demolition and/or renovation activities that may impact the condition of ACM in a building. ACM removal may be required if the ACM becomes damaged or is likely to be disturbed or damaged during demolition or renovation. Abatement of friable or potentially friable ACM must be performed by a licensed abatement contractor in accordance with state rules and NESHAP. Additionally, OSHA regulations for work classification, worker training and worker protection will apply.</p>
AHERA	Asbestos Hazard Emergency Response Act
AST	Above Ground Storage Tanks. ASTs are generally described as storage tanks less than 10% of which are below ground (i.e., buried). Tanks located in a basement, but not buried, are also considered ASTs. Whether, and the extent to which, an AST is regulated, is determined on a case-by-case basis and depends upon tank size, its contents and the jurisdiction of its location.
BGS	Below Ground Surface
BTEX	Benzene, Toluene, Ethylbenzene, and Xylenes. BTEX are VOC components found in gasoline and commonly used as analytical indicators of a petroleum hydrocarbon release.
CERCLA	Comprehensive Environmental Response, Compensation and Liability Act (a.k.a. Superfund). CERCLA is the federal act that regulates abandoned or uncontrolled hazardous waste sites. Under this Act, joint and several liability may be imposed on potentially responsible parties for cleanup-related costs.
CERCLIS	Comprehensive Environmental Response, Compensation and Liability Information System. An EPA compilation of sites having suspected or actual releases of hazardous substances to the environment. CERCLIS also contains information on site inspections, preliminary assessments and remediation of hazardous waste sites. These sites are typically reported to EPA by states and municipalities or by third parties pursuant to CERCLA Section 103.
CFR	Code of Federal Regulations
CREC	Controlled Recognized Environmental Condition – A recognized environmental condition (REC) resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).
Data Failure	A failure to achieve the historical research objectives even after reviewing the standard historical sources that are reasonably ascertainable and likely to be useful. Data failure is one type of data gap.
Data Gap	A lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance, and interviews, etc.
de minimis	A condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. De minimis conditions are not recognized environmental conditions.
DOT	U.S. Department of Transportation
EPA	U.S. Environmental Protection Agency
ERNS	Emergency Response Notification System. An EPA-maintained federal database which stores information on notifications of oil discharges and hazardous substance releases in quantities greater than the applicable reportable quantity under CERCLA. ERNS is a cooperative data-sharing effort between EPA, DOT, and the National Response Center.
ESA	Environmental Site Assessment
FRP	Fiberglass Reinforced Plastic

Term/Acronym	Description
Hazardous Substance	As defined under CERCLA, this is (A) any substance designated pursuant to section 1321(b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to section 9602 of this title; (C) any hazardous waste having characteristics identified under or listed pursuant to section 3001 of the Solid Waste Disposal Act (with some exclusions); (D) any toxic pollutant listed under section 1317(a) of Title 33; (E) any hazardous air pollutant listed under section 112 of the Clean Air Act; and (F) any imminently hazardous chemical substance or mixture with respect to which the EPA Administrator has taken action under section 2606 of Title 15. This term does not include petroleum, including crude oil or any fraction thereof which is not otherwise listed as a hazardous substance under subparagraphs (A) through (F) above, and the term does not include natural gas, or synthetic gas usable for fuel (or mixtures of natural gas and such synthetic gas).
Hazardous Waste	This is defined as having characteristics identified or listed under section 3001 of the Solid Waste Disposal Act (with some exceptions). RCRA, as amended by the Solid Waste Disposal Act of 1980, defines this term as a "solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed."
HREC	Historical Recognized Environmental Condition. Environmental condition which in the past would have been considered a recognized environmental condition (REC), but which may or may not be considered a REC currently. The final decision rests with the environmental professional and will be influenced by the current impact of the HREC on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an historical recognized environmental condition.
LLP	Landowner Liability Protections - under CERCLA; these protections include the bona fide prospective purchaser liability protection, contiguous property owner liability protection, and innocent landowner defense.
LUST	Leaking Underground Storage Tank. This is a federal term set forth under RCRA for leaking USTs. Some states also utilize this term.
MCL	Maximum Contaminant Level. This Safe Drinking Water concept (and also used by many states as a groundwater cleanup criteria) refers to the limit on drinking water contamination that determines whether a supplier can deliver water from a specific source without treatment.
MSDS	Material Safety Data Sheets. Written/printed forms prepared by chemical manufacturers, importers and employers that identify the physical and chemical traits of hazardous chemicals under OSHA's Hazard Communication Standard.
NESHAP	National Emissions Standard for Hazardous Air Pollutants (Federal Clean Air Act). This part of the Clean Air Act regulates emissions of hazardous air pollutants.
NFRAP	Facilities where there is "No Further Remedial Action Planned," as more particularly described under the Records Review section of this report.
NOV	Notice of Violation. A notice of violation or similar citation issued to an entity, company or individual by a state or federal regulatory body indicating a violation of applicable rule or regulations has been identified.
NPDES	National Pollutant Discharge Elimination System (Clean Water Act). The federal permit system for discharges of polluted water.
NPL	National Priorities List, as more particularly described under the Records Review section of this report.
OSHA	Occupational Safety and Health Administration or Occupational Safety and Health Act
PACM	Presumed Asbestos-Containing Material. A material that is suspected of containing or presumed to contain asbestos but which has not been analyzed to confirm the presence or absence of asbestos.
PCB	Polychlorinated Biphenyl. A halogenated organic compound commonly in the form of a viscous liquid or resin, a flowing yellow oil, or a waxy solid. This compound was historically used as dielectric fluid in electrical equipment (such as electrical transformers and capacitors, electrical ballasts, hydraulic and heat transfer fluids), and for numerous heat and fire sensitive applications. PCB was preferred due to its durability, stability (even at high temperatures), good chemical resistance, low volatility, flammability, and conductivity. PCBs, however, do not break down in the environment and are classified by the EPA as a suspected carcinogen. 1978 regulations, under the Toxic Substances Control Act, prohibit manufacturing of PCB-containing equipment; however, some of this equipment may still be in use today.
pCi/l	picoCuries per Liter of Air. Unit of measurement for Radon and similar radioactive materials.
PLM	Polarized Light Microscopy (see ACM section of the report, if included in the scope of services)
Radon	A radioactive gas resulting from radioactive decay of naturally-occurring radioactive materials in rocks and soils containing uranium, granite, shale, phosphate, and pitchblende. Radon concentrations are measured in picoCuries per liter of air. Exposure to elevated levels of radon creates a risk of lung cancer; this risk generally increases as the level of radon and the duration of exposure increases. Outdoors, radon is diluted to such low concentrations that it usually does not present a health concern. However, radon can accumulate in building basements or similar enclosed spaces to levels that can pose a risk to human health. Indoor radon concentrations depend primarily upon the building's construction, design and the concentration of radon in the underlying soil and groundwater. The EPA recommended annual average indoor "action level" concentration for residential structures is 4.0 pCi/l.
RCRA	Resource Conservation and Recovery Act. Federal act regulating solid and hazardous wastes from point of generation to time of disposal ("cradle to grave"). 42 U.S.C. 6901 et seq.
RCRA Generators	The RCRA generators list is part of the RCRIS database maintained by EPA and lists facilities that generate hazardous waste as part of their normal business operations, as more particularly defined under Section 5.0 of this report.

Term/Acronym	Description
RCRA CORRACTS/TSDs	The USEPA maintains a database of RCRA facilities associated with treatment, storage, and disposal (TSD) of hazardous materials, which are undergoing "corrective action". A "corrective action" order is issued when there is a release of hazardous waste or constituents into the environment from a RCRA facility.
RCRA Non-CORRACTS/TSDs	The RCRA Non-CORRACTS/TSD Database is a compilation by the USEPA of facilities that report storage, transportation, treatment, or disposal of hazardous waste. Unlike the RCRA CORRACTS/TSD database, the RCRA Non-CORRACTS/TSD database does not include RCRA facilities where corrective action is required.
RCRA Violators List	RAATS. RCRA Administrative Actions Taken. RAATS information is now contained in the RCRIS database and includes records of administrative enforcement actions against facilities for noncompliance.
RCRIS	Resource Conservation and Recovery Information System, as defined in the Records Review section of this report.
REC	Recognized Environmental Condition is defined by ASTM E 1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions. De minimis conditions generally do not present a material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.
SPCC	Spill Prevention, Control and Countermeasures. SPCC plans are required under federal law (Clean Water Act and Oil Pollution Act) for any facility storing petroleum in tanks and/or containers of 55-gallons or more that when taken in aggregate exceed 1,320 gallons. SPCC plans are also required for facilities with underground petroleum storage tanks with capacities of over 42,000 gallons. Many states have similar spill prevention programs, which may have additional requirements.
SWF	Solid Waste Facility List. A Vista Information Solutions, Inc. database of solid waste facilities listed by state.
TPH	Total Petroleum Hydrocarbons
TRI	Toxic Release Inventory. Routine EPA report on releases of toxic chemicals to the environment based upon information submitted by entities subject to reporting under the Emergency Planning and Community Right to Know Act.
TSCA	Toxic Substances Control Act. A federal law regulating manufacture, import, processing and distribution of chemical substances not specifically regulated by other federal laws (such as asbestos, PCBs, lead-based paint and radon). 15 U.S.C 2601 et seq.
USACE	United States Army Corps of Engineers
USC	United States Code
USGS	United States Geological Survey
USDA NRCS	United States Department of Agriculture-Natural Resource Conservation Service
UST	Underground Storage Tank. Most federal and state regulations, as well as ASTM E1527, define this as any tank, including, underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground (i.e., buried).
VCP	Voluntary Cleanup Program
VOC	Volatile Organic Compound
Wetlands	<p>Areas that are typically saturated with surface or groundwater that create an environment supportive of wetland vegetation (i.e., swamps, marshes, bogs). The <u>Corps of Engineers Wetlands Delineation Manual</u> (Technical Report Y-87-1) defines wetlands as areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. For an area to be considered a jurisdictional wetland, it must meet the following criteria: more than 50 percent of the dominant plant species must be categorized as Obligate, Facultative Wetland, or Facultative on lists of plant species that occur in wetlands; the soil must be hydric; and, wetland hydrology must be present.</p> <p>The federal Clean Water Act which regulates "waters of the US," also regulates wetlands, a program jointly administered by the USACE and the EPA. Waters of the U.S. are defined as: (1) waters used in interstate or foreign commerce, including all waters subject to the ebb and flow of tides; (2) all interstate waters including interstate wetlands; (3) all other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, etc., which the use, degradation, or destruction could affect interstate/ foreign commerce; (4) all impoundments of waters otherwise defined as waters of the U. S., (5) tributaries of waters identified in 1 through 4 above; (6) the territorial seas; and (7) wetlands adjacent to waters identified in 1 through 6 above. Only the USACE has the authority to make a final wetlands jurisdictional determination.</p>

APPENDIX B

User Questionnaire

User Questionnaire

According to ASTM E 1527-13, in order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the following information (if known) must be provided to GPI. Failure to provide this information could result in a determination that "all appropriate inquiry", as outlined by the published EPA rule "Standards and Practices for All Appropriate Inquiries" is not complete.

Please answer the following questions to the best of your ability. Please sign and return a copy of the questionnaire to our office for reference in our final report.

Site: Proposed Public Housing
Address: 414 East 10th Avenue, Kennewick, WA

1. Why is the Phase I ESA being required for the property?

Possible future development of the property for other uses- i.e. housing development, etc.

2. What is the type of property and type of property transaction? (i.e. sale, purchase, exchange, etc.).

Currently a public facility but surrounded by residential development. Transaction may be a sale or donation.

3. What is the complete and correct address for the property? (a map or other documentation can be provided if the address is unknown or does not exist).

414 E. 10th Ave., Kennewick, WA 99336

4. Please identify all parties who will reference the Phase I ESA report:

City of Kennewick, Kennewick Housing Authority, Dept. of Ecology

5. Please identify contact information for the current owner and/or someone who would have significant historical knowledge of the property (i.e. a past owner or property manager).

John Noble-509-585-4313, Kevin Reiland-509-585-4510, Lee Rawlings-509-845-9432

308.8558

6. Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state, or local law?

No

7. Are you aware of any activity or land use limitations, such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded under a registry under federal, tribal, state or local law?

No

8. As the user of this ESA, do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or adjoining properties so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

9. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

There is no purchase proposed or definite path forward at this time.

10. Are you aware of commonly known or reasonably ascertainable information about the property that would help GPI to identify conditions indicative of releases or threatened releases? For example, as the user,

- a. Do you know the past uses of the property?

It has always been the City of Kennewick Maintenance Shops.

- b. Do you know of specific chemicals that are present or once were present at the property? Normal Chemicals used in operation of City crews for maintenance & Operations – Streets(Salt, traffic paint, sign shop), Water Division, Parks Division (herbicides & pesticides, fertilizer), Vehicle Maintenance (oils, lubricants, coolant).

- c. Do you know of spills or other chemical releases that have taken place at the property?

No

- d. Do you know of any environmental cleanups that have taken place at the property?

Fuel tanks were removed in late 1990's.

11. As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property? No, possible but not likely – waste oil tanks were used until February of 2020(currently empty but in place and disconnected from drains/pumps).

Name: Alisha Piper

Title: Community Development Coordinator

Date: 3/16/20

Signature: Alisha Piper

Questions 10 + 11 by John Noble, Purchasing + Fleet Mgr

APPENDIX C

Historical Review Documentation



Historical Aerial Photo Report | 2019

Order Number: 37205

Report Generated: 12/18/2019

Project Name: City of Kennewick
Proposed Housing Development
Project Number: PU19214

Proposed Housing Development
414 East 10th Avenue
Kennewick, WA 99336

2 Corporate Dr
Suite 450
Shelton, CT 06484
Toll Free: 866-211-2028
www.envirositecorp.com

Envirosite's Historical Aerial Photo Report is designed to assist in evaluating a subject property resulting from past activities. EnviroSite's Historical Aerial Photo Report includes a search of available historical aerial photographs, dating back to the 1930s, or earliest available photographs.

ENVIROSITE SEARCHED SOURCES

SUBJECT PROPERTY:

Proposed Housing Development
414 East 10th Avenue
Kennewick, WA 99336

YEAR:

1952
1976
1982
1988
1991
1996
2006
2009
2011
2013
2015
2017

SCALE:

1" = 1,000'
1" = 1,000'
1" = 1,000'
1" = 1,000'
1" = 1,000'
1" = 500'
1" = 500'
1" = 500'
1" = 500'
1" = 500'
1" = 500'
1" = 500'

SOURCE:

U.S.G.S
U.S.G.S
NHAP
U.S.G.S
NAPP
DOQ
NAIP
NAIP
NAIP
NAIP
NAIP
NAIP

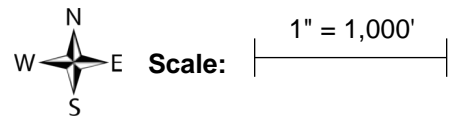
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FLIGHT YEAR:
1952



FLIGHT YEAR:
1976

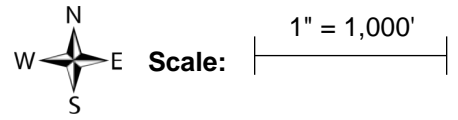
Subject Cannot Be Centered



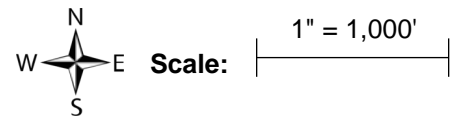
Scale: 1" = 1,000'



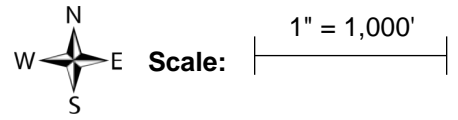
FLIGHT YEAR:
1982



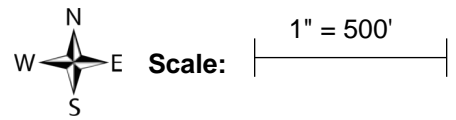
FLIGHT YEAR:
1988



FLIGHT YEAR:
1991



FLIGHT YEAR:
1996



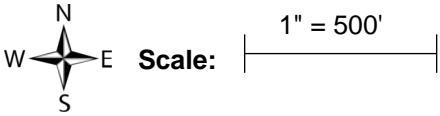
FLIGHT YEAR:
2006



FLIGHT YEAR:
2009



FLIGHT YEAR:
2011



FLIGHT YEAR:
2013



FLIGHT YEAR:
2015



FLIGHT YEAR:
2017





City Directory Report | 2019

Order Number: 37205

Report Generated: 12/17/2019

Proposed Housing Development
414 East 10th Avenue
Kennewick, WA 99336

2 Corporate Drive Suite 450
Shelton, CT 06484

Toll Free: 866-211-2028
www.envirositecorp.com

Envirosite's City Directory report is a screening tool designed to assist in evaluating a subject property and possible adjacent properties resulting from past activities. It includes a search and abstract of available city directories and cross reference directories at five year intervals or the closest available intervals. Public map sources are reviewed to determine possible adjoining properties to the front, back, left and right of the property.

RESEARCH SUMMARY:

The following research sources were consulted in the preparation of this report:

SOURCE:

National Historic Address Archives
Polk Directory - Pasco, Kennewick, & Richland City

YEAR:

2018, 2013, 2007, 2001, 1998
1993, 1989, 1985, 1980, 1975, 1970, 1964

National Historic Address Archives is Envirosite's proprietary comprehensive database of over a billion commercial and residential records, business names and occupant records for every city and town in the United States.

CROSS STREETS: East 9th Place, East 13th Avenue, South Date Place, South Elm Street, South Gum Street

STREET NAME CHANGES:

OLD NAME:	NEW NAME:	YEAR NAME CHANGE NOTED:
N/A	N/A	N/A

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SUBJECT PROPERTY INFORMATION:

Subject Property: 414 East 10th Avenue

SUBJECT PROPERTY FINDINGS:

<u>YEAR(S):</u>	<u>FINDINGS:</u>
2018	Kennewick City Purchasing
2013	Address Not Listed
2007	Address Not Listed
2001	Kennewick City Purchasing
1998	Address Not Listed
1993	Kennewick City Municipal Shops
1989	Kennewick City Municipal Shops
1985	Kennewick City Municipal Shops
1980	K City Dept Pub Wks (shop) Kennewick City Pks & Recreation Dept (shop)
1975	Kennewick City Planner Kennewick City Eng Dept K City Dept Pub Wks Kennewick City Pks & Recreation Dept
1970	Kennewick Eng Dept Kennewick Street & Water Dept (SHOP) Kennewick Parks & Recreation Dept
1964	City St & Water Dept Shop

POSSIBLE ADJOINING PROPERTY INFORMATION:

POSSIBLE ADJOINING STREET(S) & ADDRESSE(S): 410-699 EAST 10TH AVENUE; 500-514 EAST 9TH PLACE; 504-616 EAST 13TH AVENUE; 1309 SOUTH DATE PLACE; 927, 928 SOUTH ELM STREET; 1007-1225 SOUTH GUM STREET

POSSIBLE ADJOINING PROPERTY FINDINGS:

<u>YEAR(S):</u>	<u>FINDINGS:</u>
2018	<p><u>East 10th Avenue</u> Residence (603) Residence (605) Residence (609) No Other Listings (410-699)</p> <p><u>East 9th Place</u> Residence (500) Residence (501) Residence (507) Residence (510) Residence (514) No Other Listings (500-514)</p> <p><u>East 13th Avenue</u> Residence (506) Residence (516) Residence (520) Residence (606) Residence (610) No Other Listings (504-616)</p> <p><u>South Date Place</u> Address Not Listed (1309)</p> <p><u>South Elm Street</u> Residence (927) Address Not Listed (928)</p> <p><u>South Gum Street</u> Residence (1013) Residence (1019) Residence (1125) Residence (1135) Residence (1225) No Other Listings (1007-1225)</p>
2013	<p><u>East 10th Avenue</u> Residence (605) No Other Listings (410-699)</p> <p><u>East 9th Place</u> Residence (501) Residence (507) Residence (514) No Other Listings (500-514)</p> <p><u>East 13th Avenue</u> Residence (606) Residence (610)</p>

No Other Listings (504-616)

South Date Place

Address Not Listed (1309)

South Elm Street

Residence (927)

Residence (928)

South Gum Street

Residence (1013)

Cinder Magic Power-Vac (1019)

Residence (1025)

Residence (1105)

Residence (1125)

Residence (1225)

No Other Listings (1007-1225)

2007

East 10th Avenue

Daryls Backyard Woodcrafts (605)

No Other Listings (410-699)

East 9th Place

No Listings (500-514)

East 13th Avenue

No Listings (504-616)

South Date Place

Address Not Listed (1309)

South Elm Street

Address Not Listed (927)

Address Not Listed (928)

South Gum Street

Cinder Magic Power-Vac (1019)

No Other Listings (1007-1225)

2001

East 10th Avenue

Residence (601)

No Other Listings (410-699)

East 9th Place

Residence (500)

Residence (506)

No Other Listings (500-514)

East 13th Avenue

Residence (504)

Residence (506)

No Other Listings (504-616)

South Date Place

Address Not Listed (1309)

South Elm Street

Address Not Listed (927)

Address Not Listed (928)

South Gum Street

Residential (1007-1225)

No Other Listings (1007-1225)

1998

East 10th Avenue

Residence (601)

No Other Listings (410-699)

East 9th Place

No Listings (500-514)

East 13th Avenue

Residence (506)

Residence (520)

No Other Listings (504-616)

South Date Place

Address Not Listed (1309)

South Elm Street

Address Not Listed (927)

Address Not Listed (928)

South Gum Street

Residential (1019-1225)

No Other Listings (1007-1225)

1993

East 10th Avenue

Not V

Residence (603)

Residence (605)

Not V

No Other Listings (410-699)

East 9th Place

No Listings (500-514)

East 13th Avenue

Residence (504)

Not V

Residence (520)

Residence (606)

Vacant (610)

No Other Listings (504-616)

South Date Place

Residence (1309)

South Elm Street

Residence (927)

Address Not Listed (928)

South Gum Street

Residential (1007-1225)

No Other Listings (1007-1225)

1989

East 10th Avenue

Residence (601)

Residence (603)

Residence (605)

Vacant (609)

No Other Listings (410-699)

East 9th Place

No Listings (500-514)

East 13th Avenue

Residence (504)

Vacant (506)

No Return (516)
Residence (520)
Vacant (606)
Residence (610)
No Other Listings (504-616)

South Date Place

Residence (1309)

South Elm Street

Residence (927)
Address Not Listed (928)

South Gum Street

Residential (1007-1225)
No Other Listings (1007-1225)

1985

East 10th Avenue

Residence (601)
Residence (603)
Residence (605)
Vacant (609)
No Other Listings (410-699)

East 9th Place

No Listings (500-514)

East 13th Avenue

Residence (504)
Vacant (516)
Residence (520)
Residence (606)
Residence (610)
No Other Listings (504-616)

South Date Place

Residence (1309)

South Elm Street

Residence (927)
Address Not Listed (928)

South Gum Street

A B D And E Apartments (1007)
Residential (1013-1225)
No Other Listings (1007-1225)

1980

East 10th Avenue

Residence (601)
Residence (603)
Residence (605)
Residence (609)
No Other Listings (410-699)

East 9th Place

Street Not Listed

East 13th Avenue

Residence (504)
Residence (516)
Vacant (520)
No Return (606)
Residence (610)
No Other Listings (504-616)

South Date Place

Residence (1309)

South Elm Street

S & M Construction (927)

Address Not Listed (928)

South Gum Street

A B D And E Apartments (1007)

Residential (1013-1225)

No Other Listings (1007-1225)

1975

East 10th Avenue

Residence (601)

Residence (603)

Residence (605)

Residence (609)

No Other Listings (410-699)

East 9th Place

Street Not Listed

East 13th Avenue

Residence (504)

Vacant (516)

Residence (520)

Residence (606)

No Return (610)

No Other Listings (504-616)

South Date Place

Address Not Listed (1309)

South Elm Street

Address Not Listed (927)

Address Not Listed (928)

South Gum Street

A B D And E Apartments (1007)

Residential (1009-1225)

No Other Listings (1007-1225)

1970

East 10th Avenue

Residence (601)

Residence (603)

Residence (605)

Residence (609)

No Other Listings (410-699)

East 9th Place

Street Not Listed

East 13th Avenue

Residence (516)

Residence (520)

Residence (606)

Residence (610)

No Other Listings (504-616)

South Date Place

Street Not Listed

South Elm Street

Address Not Listed (927)

Address Not Listed (928)

South Gum Street

A B C D And E Apartments (1007)

Residential (1009-1225)

No Other Listings (1007-1225)

1964

East 10th Avenue

Vacant (601)

Vacant (603)

Residence (605)

Residence (609)

No Other Listings (410-699)

East 9th Place

Street Not Listed

East 13th Avenue

Residence (504)

Residence (516)

Residence (520)

Residence (606)

Residence (610)

No Other Listings (504-616)

South Date Place

Street Not Listed

South Elm Street

Address Not Listed (927)

Address Not Listed (928)

South Gum Street

Residential (1013-1225)

No Other Listings (1007-1225)



****CHAIN AND ENVIRONMENTAL LIEN SEARCH****

December 27, 2019

Mr. Hank Burnham
Envirosite Corp.
2 Corporate Dr. #450
Shelton, CT 06484

RE: TFG File: T5934/Envirosite: #37205

Dear Mr. Burnham:

The Fox Group LLC title department has completed the Chain and Environmental Lien search on Parcel Number 107802000001000, located at 414 East 10th Avenue, Kennewick, Washington 99336.

Should you have any questions or require further assistance, please contact your sales representative at 504-400-0569.

Sincerely,

Vicki Rogerson
Title Specialist

THE FOX GROUP SEARCH RESULTS

CHAIN AND ENVIRONMENTAL LIENS

Subject: **PARCEL NO 107802000001000**
 414 EAST 10TH AVENUE
 KENNEWICK, WASHINGTON 99336

Public records on the subject real property identified above revealed the following information effective to December 17, 2019:

ASSESSMENT

Location: **Benton County**

Land/Description: Parcel of Land
 Parcel No.107802000001000

DEEDS

1
Grantee(s): **City of Kennewick**
(Buyer)

Grantor(s): **Lawrence Scott, Major**
(Seller)

Conveys: Parcel of Land

 Date Executed: January 5, 1971
 Date Recorded: November 4, 1973
 Document Number: 648802

NOTE: Copy attached as Exhibit "A".

2

Grantee(s): Hans Smith
(Buyer)

Grantor(s): Andrew Nevlow and Velma A. Nevlow
(Seller)

Conveys: Parcel of Land

Date Executed: January 23, 1935

Date Recorded: January 25, 1935

Document Number: 135868

EXAMINER'S NOTE

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no other deeds vesting title in the subject property were found of record during the period searched.

ENVIRONMENTAL LIENS

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no environmental liens on the subject property were found of record during the period searched.

AUL'S

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no activity or use limitations on the subject property were found of record during the period searched.

EASEMENTS

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no easements on the subject property were found of record during the period searched.

LEGAL DESCRIPTION

Legal description included on Exhibit “A”.

GENERAL COMMENTS

This concludes the investigation on the above captioned. Again, should you have any questions, please feel free to contact your sales representative, (504) 400-0569.

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EXHIBIT A

648802

FILED BY

CITY OF KENNEWICK

MAY 4 8 38 AM '73

CITY OF KENNEWICK

RESOLUTION NO. 71-5

VERNER MILLER, AUDITOR

DEPUTY

RECORDED IN BOOK 222

A RESOLUTION dedicating certain property of the City of Kennewick to the public use as a public street.

CHECKED BY

WHEREAS, the City of Kennewick is improving and widening East Tenth Avenue, a portion of which improvement will be upon real property now owned by the City of Kennewick, situate in the County of Benton, State of Washington, and it is necessary that the same be designated and dedicated as a public street, now therefore,

THE CITY COUNCIL OF THE CITY OF KENNEWICK DOES HEREBY RESOLVE AS FOLLOWS:

1. The North forty (40) feet of the northeast quarter of the northeast quarter of the northwest quarter of Section 7, Township 8, N, Range 30 E.W.M., shall be and hereby is dedicated to the use of the public as a public street, and designated as a portion of Tenth Avenue East.

2. The North forty (40) feet of the northwest quarter of the northeast quarter of the northeast quarter of Section 7, Township 8, N, Range 30 E.W.M. lying east of the east right-of-way line of the Columbia Irrigation District Canal and west of the west right-of-way of Fairway Street, shall be and hereby is dedicated to the use of the public as a public street, and designated as a portion of Tenth Avenue East.

3. The North forty (40) feet of the east 1028.03 feet of the northeast quarter of the northeast quarter of Section 7, Township 8, N, Range 30 E.W.M., shall be and hereby is dedicated to the use of the public as a public street, and designated as a portion of Tenth Avenue East.

MAIL TO:
CITY OF KENNEWICK
P.O. Box 6108
KENNEWICK, WASHINGTON
99336

4. The North forty (40) feet of that portion of the northwest quarter of the northwest quarter of Section 8, Township 8, N, Range 30 E.W.M., which lies westerly of the Columbia Irrigation District Canal right-of-way in said section, shall be and hereby is dedicated to the use of the public as a public street, and designated as a portion of Tenth Avenue East.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK on the 5th day of January, 1971, and signed in authentication of its passage this 5th day of January, 1971.

Lawrence Scott
LAWRENCE SCOTT Mayor

Attest:

Helen L. Carpenter
HELEN L. CARPENTER City Clerk

Approved as to form:

Kenneth E. Series
KENNETH E. SERIES City Attorney

Resolution No. 70-15 filed and recorded in the City Clerk's Office, Kennewick, Washington this 6th day of January, 1971.

Helen L. Carpenter
HELEN L. CARPENTER City Clerk



****CHAIN AND ENVIRONMENTAL LIEN SEARCH****

December 27, 2019

Mr. Hank Burnham
Envirosite Corp.
2 Corporate Dr. #450
Shelton, CT 06484

RE: TFG File: T5934/Envirosite: #37205

Dear Mr. Burnham:

The Fox Group LLC title department has completed the Chain and Environmental Lien search on Parcel Number 107802000001000, located at 414 East 10th Avenue, Kennewick, Washington 99336.

Should you have any questions or require further assistance, please contact your sales representative at 504-400-0569.

Sincerely,

Vicki Rogerson
Title Specialist

THE FOX GROUP SEARCH RESULTS

CHAIN AND ENVIRONMENTAL LIENS

Subject: **PARCEL NO 107802000001000**
 414 EAST 10TH AVENUE
 KENNEWICK, WASHINGTON 99336

Public records on the subject real property identified above revealed the following information effective to December 17, 2019:

ASSESSMENT

Location: **Benton County**

Land/Description: Parcel of Land
 Parcel No.107802000001000

DEEDS

1
Grantee(s): **City of Kennewick**
(Buyer)

Grantor(s): **Lawrence Scott, Major**
(Seller)

Conveys: Parcel of Land

 Date Executed: January 5, 1971
 Date Recorded: November 4, 1973
 Document Number: 648802

NOTE: Copy attached as Exhibit "A".

2

Grantee(s): Hans Smith
(Buyer)

Grantor(s): Andrew Nevlow and Velma A. Nevlow
(Seller)

Conveys: Parcel of Land

Date Executed: January 23, 1935

Date Recorded: January 25, 1935

Document Number: 135868

EXAMINER'S NOTE

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no other deeds vesting title in the subject property were found of record during the period searched.

ENVIRONMENTAL LIENS

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no environmental liens on the subject property were found of record during the period searched.

AUL'S

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no activity or use limitations on the subject property were found of record during the period searched.

EASEMENTS

Public Records of Benton County, Washington were searched from January 25, 1935 to December 17, 2019, and no easements on the subject property were found of record during the period searched.

LEGAL DESCRIPTION

Legal description included on Exhibit “A”.

GENERAL COMMENTS

This concludes the investigation on the above captioned. Again, should you have any questions, please feel free to contact your sales representative, (504) 400-0569.

DISCLAIMER

The Fox Group LLC is a licensed and a registered legal entity in the State of Louisiana. The Fox Group LLC reports contain public record information, which its accuracy cannot be guaranteed. The Fox Group LLC follows all regulated Federal and State laws. This report should not be interpreted to quality for any credit, insurance or employment decisions pertaining to the Fair Credit Reporting Act (15 USC 1681, et seq)

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EXHIBIT A

648802

FILED BY

CITY OF KENNEWICK

MAY 4 8 38 AM '73

CITY OF KENNEWICK

VERNER MILLER, AUDITOR

RESOLUTION NO. 71-5

DEPUTY

RECORDED IN BOOK 222

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PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK on the 5th day of January, 1971, and signed in authentication of its passage this 5th day of January, 1971.

Lawrence Scott
LAWRENCE SCOTT Mayor

Attest:

Helen L. Carpenter
HELEN L. CARPENTER City Clerk

Approved as to form:

Kenneth E. Series
KENNETH E. SERIES City Attorney

Resolution No. 70-15 filed and recorded in the City Clerk's Office, Kennewick, Washington this 6th day of January, 1971.

Helen L. Carpenter
HELEN L. CARPENTER City Clerk

[illegible]



Government Records Report | 2019

Order Number: 37205

Report Generated: 12/16/2019

Project Name: City of Kennewick Proposed
Housing Development

Project Number: PU19214

Proposed Housing Development
414 East 10th Avenue
Kennewick, WA 99336

2 Corporate Drive
Suite 450
Shelton, CT 06484
Toll Free: 866-211-2028
www.envirositecorp.com

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Purchaser of the report accepts the report "As Is". The report is intended only to provide information only and should not be considered as providing any legal advice, prediction, forecast, or fact as to the environmental risk for any specific property. Reports are proprietary to EnviroSite, and contain copyrighted material and trademarks of EnviroSite. All other trademarks used herein are the property of their respective owners. All rights of EnviroSite as to the Reports are reserved.

Envirosite Corporation has conducted a search of all reasonably ascertainable records in accordance with EPA's AAI (40 CFR Part 312) requirements and the ASTM E-1527-13 Environmental Site Assessments standard.

SUBJECT PROPERTY INFORMATION:

ADDRESS:

Proposed Housing Development
414 East 10th Avenue
Kennewick, WA 99336

COORDINATES:

Latitude (North):	46.197276 - 46°11'50.2"
Longitude (West):	-119.108591 - -119°6'30.9"
Universal Transverse Mercator:	Zone 11N
UTM X (Meters):	337309.63
UTM Y (Meters):	5118127.72

ELEVATION:

Elevation:	367.710 ft. above sea level
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USGS TOPOGRAPHIC MAP ASSOCIATED WITH SUBJECT PROPERTY:

Subject Property Map: 46119-B1 Pasco, WA
Most Recent Revision: 2017

<u>MAP ID</u>	<u>SITE NAME</u>	<u>ADDRESS</u>	<u>DATABASE(S)</u>	<u>RELATIVE ELEVATION</u>	<u>DIRECTION / DISTANCE</u>
A1	KENNEWICK CITY OF MAINTENANCE DEPT	414 10TH AVE	CSCSL NFA - WA, HSL - WA, LUST - WA		SP
A2	KENNEWICK CITY CORPORATION YRD	414 E TENTH AVENUE	UST - WA		SP
A3	KENNEWICK CITY	414 10TH AVE	ALL SITES - WA, BRS, ECHO, FRS, RCRA_VSQG,...		SP
A4	CITY KENNEWICK 1	46.196551, -119.108800	UIC - WA		SP
5	ROBINSON BOB	724 E 14TH	ALL SITES - WA, ECHO, FRS, RCRA_NONGEN	Higher	SE / 0.087 mi.
6	CHEVRON 90450	911 S WASHINGTON ST	ALL SITES - WA, CSCSL NFA - WA, FRS, HSL - ...	Higher	W / 0.342 mi.
7	WASTE MANAGEMENT OF KENNEWICK	1611 S WASHINGTON ST	ALL SITES - WA, BRS, CSCSL NFA - WA, ECHO,...	Higher	WSW / 0.413 mi.
8	PETROLEUM PUMP COMPANY INC	109 E 19TH	CSCSL NFA - WA, HSL - WA, LUST - WA, UST - WA	Higher	SW / 0.478 mi.
9	RON'S FOOD MART KENNEWICK	1821 S WASHINGTON ST	ALL SITES - WA, CSCSL NFA - WA, FRS, HSL - ...	Higher	SW / 0.492 mi.
10	BEAR MART AUTO SALES	1 E 1ST AVE	ALL SITES - WA, CSCSL HWS - WA, FRS, HSL - ...	Higher	NW / 0.729 mi.
11	TWIN CITY METALS	455 E BRUNEAU AVE	ALL SITES - WA, CSCSL HWS - WA, HSL - WA, ...	Lower	N / 0.869 mi.
12	CONSOLIDATED FREIGHTWAYS KENN...	900 E BRUNEAU AVE	ALL SITES - WA, CSCSL HWS - WA, HSL - WA, ...	Lower	NNE / 0.875 mi.
13	J LIEB FOODS	10 E BRUNEAU AVE	CSCSL HWS - WA, ECHO, FRS, HSL - WA	Lower	NNW / 0.919 mi.

SUBJECT PROPERTY SEARCH RESULTS:

The subject property was identified in the following records. For more information on this property, see Map Findings section on page 18.

<u>SITE</u>	<u>DATABASE(S)</u>	<u>EPA ID</u>
KENNEWICK CITY OF MAINTENANCE DEPT 414 10TH AVE KENNEWICK, WA 99336	CSCSL NFA - WA, HSL - WA, LUST - WA	N/R
LUST - WA - ID: 98555585	Status: LUST - NFA	Date: 12/19/2005
CSCSL NFA - WA - ID: 98555585	Status: N/A	Date: NFA Date 12/19/2005
HSL - WA - ID: 98555585	Status: No Further Action	Date: N/A
KENNEWICK CITY CORPORATION YRD 414 E TENTH AVENUE KENNEWICK, WA 99336	UST - WA	N/R
UST - WA - ID: Facility ID 98555585	Status: N/A	Date: N/A
- ID: Tank Name 1	Status: Removed	Date: 08/26/1993
- ID: Tank Name 12	Status: Exempt	Date: 08/06/1996
- ID: Tank Name 13	Status: Exempt	Date: 08/06/1996
- ID: Tank Name 2	Status: Removed	Date: 08/26/1993
<i>There are an additional 2 status records, see site details.</i>		
KENNEWICK CITY 414 10TH AVE KENNEWICK, WA 99336	ALL SITES - WA, BRS, ECHO, FRS, RCRA_VSQQ, VCP - WA	WAD040187544
RCRA_VSQQ - ID: WAD040187544	Status: No Violation/Inspections	Date: N/A
VCP - WA - ID: Facility ID 98555585	Status: N/A	Date: N/A
- ID: Program ID SW1309	Status: N/R	Date: End Date N/R
ALL SITES - WA - ID: Facility ID 98555585	Status: N/A	Date: N/A
- ID: Program ID 11003	Status: Inactive	Date: End Date 12/19/2005
- ID: Program ID WAD040187544	Status: Active	Date: End Date N/R
- ID: Program ID WAD040187544	Status: Inactive	Date: End Date 12/31/2013
- ID: Program ID WAD040187544	Status: Inactive	Date: End Date 12/31/2014
CITY KENNEWICK 1 46.196551, -119.108800 KENNEWICK, WA	UIC - WA	N/R

SEARCH RESULTS:**FEDERAL RCRA GENERATORS LIST**

RCRA_NONGEN: Resource Conservation and Recovery Act listing of licensed non-generators **1 SITE FOUND WITHIN .25 MILE**

EQUAL/HIGHER ELEVATION

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
5	ROBINSON BOB - ID: WAD981761869	724 E 14TH Status: No Violation/Inspections	SE / 0.087 mi. Date: N/A	39

STATE AND TRIBAL LEAKING STORAGE TANK LISTSLUST - WA: Underground Storage Tank with releases **5 SITES FOUND WITHIN .5 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
6	CHEVRON 90450 - ID: 54356825	911 S WASHINGTON ST Status: LUST - NFA	W / 0.342 mi. Date: 10/03/2006	44
7	WASTE MANAGEMENT OF KENNEWICK - ID: 34923982	1611 S WASHINGTON ST Status: LUST - NFA	WSW / 0.413 mi. Date: 02/28/2006	54
8	PETROLEUM PUMP COMPANY INC - ID: 94491149	109 E 19TH Status: LUST - NFA	SW / 0.478 mi. Date: 12/19/2005	77
9	RON'S FOOD MART KENNEWICK - ID: 9524655 - ID: 9524655	1821 S WASHINGTON ST Status: LUST - NFA Status: LUST - NFA	SW / 0.492 mi. Date: 07/06/1998 Date: 07/05/1998	81

STATE- AND TRIBAL - EQUIVALENT CERCLISCSCSL HWS - WA: Confirmed and suspected contaminated sites list: Hazardous Waste sites **4 SITES FOUND WITHIN 1 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
10	BEAR MART AUTO SALES - ID: 6411794	1 E 1ST AVE Status: Cleanup Started	NW / 0.729 mi. Date: N/A	86

LOWER ELEVATION

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
11	TWIN CITY METALS - ID: 79167777	455 E BRUNEAU AVE Status: Cleanup Started	N / 0.869 mi. Date: N/A	91
12	CONSOLIDATED FREIGHTWAYS KENNEWICK - ID: 9799625	900 E BRUNEAU AVE Status: Cleanup Started	NNE / 0.875 mi. Date: N/A	95
13	J LIEB FOODS - ID: 89931898	10 E BRUNEAU AVE Status: Awaiting Cleanup	NNW / 0.919 mi. Date: N/A	106

CSCSL NFA - WA: Confirmed and Suspected Contaminated Sites list given the ""No Further Action"" **5 SITES FOUND WITHIN .5 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
6	CHEVRON 90450 - ID: 54356825	911 S WASHINGTON ST Status: N/A	W / 0.342 mi. Date: NFA Date 10/03/2006	44
7	WASTE MANAGEMENT OF KENNEWICK - ID: 34923982	1611 S WASHINGTON ST Status: N/A	WSW / 0.413 mi. Date: NFA Date 02/28/2006	54
8	PETROLEUM PUMP COMPANY INC - ID: 94491149	109 E 19TH Status: N/A	SW / 0.478 mi. Date: NFA Date 12/19/2005	77

STATE- AND TRIBAL - EQUIVALENT CERCLIS (cont.)CSCSL NFA - WA: Confirmed and Suspected Contaminated Sites list given the ""No Further Action"" **5 SITES FOUND WITHIN .5 MILE****EQUAL/HIGHER ELEVATION (cont.)**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
9	RON'S FOOD MART KENNEWICK	1821 S WASHINGTON ST	SW / 0.492 mi.	81
	- ID: 9524655	Status: N/A	Date: NFA Date 07/06/1998	

HSL - WA: Listing of Hazardous Sites **5 SITES FOUND WITHIN .5 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
6	CHEVRON 90450	911 S WASHINGTON ST	W / 0.342 mi.	44
	- ID: 54356825	Status: No Further Action	Date: N/A	
7	WASTE MANAGEMENT OF KENNEWICK	1611 S WASHINGTON ST	WSW / 0.413 mi.	54
	- ID: 34923982	Status: No Further Action	Date: N/A	
8	PETROLEUM PUMP COMPANY INC	109 E 19TH	SW / 0.478 mi.	77
	- ID: 94491149	Status: No Further Action	Date: N/A	
9	RON'S FOOD MART KENNEWICK	1821 S WASHINGTON ST	SW / 0.492 mi.	81
	- ID: 9524655	Status: No Further Action	Date: N/A	

ICR - WA: Cleanup conducted without order from state **1 SITE FOUND WITHIN .5 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
9	RON'S FOOD MART KENNEWICK	1821 S WASHINGTON ST	SW / 0.492 mi.	81
	- ID: Facility ID 9524655	Status: N/A	Date: N/A	
	- ID: Program ID CE0012	Status: Inactive	Date: End Date 07/06/1998	

STATE AND TRIBAL VOLUNTARY CLEANUP SITESVCP - WA: Voluntary Cleanup Program Sites **2 SITES FOUND WITHIN .5 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
9	RON'S FOOD MART KENNEWICK	1821 S WASHINGTON ST	SW / 0.492 mi.	81
	- ID: Facility ID 9524655	Status: N/A	Date: N/A	
	- ID: Program ID CE0012	Status: Inactive	Date: End Date 07/06/1998	

OTHER ASCERTAINABLE RECORDSALL SITES - WA: All remediation site listings **2 SITES FOUND WITHIN .1 MILE****EQUAL/HIGHER ELEVATION**

<u>MAP ID</u>	<u>SITE NAME</u>	<u>SITE ADDRESS</u>	<u>DIRECTION/DISTANCE</u>	<u>PAGE</u>
5	ROBINSON BOB	724 E 14TH	SE / 0.087 mi.	39
	- ID: Facility ID 18424465	Status: N/A	Date: N/A	
	- ID: Program ID WAD981761869	Status: Inactive	Date: End Date 12/07/1991	

Following sites were unable to be mapped.

<u>SITE NAME:</u>	<u>ADDRESS, CITY, ZIP:</u>	<u>DATABASE(S):</u>
Not Reported	8113 W. GRANDRIDGE BL..., KENNEWICK ...	PIPELINES
Cascade Natural Gas	8113 GRANDRIDGE BLVD, KENNEWICK 99336	PIPELINES
CASCADE NATURAL GAS CORP	8113 W. Grandridge, KENNEWICK 99336	PIPELINES
CASCADE NATURAL GAS CORP	8113 W. Grandridge Bl..., KENNEWICK 99336	PIPELINES
CHEVRON CHEMICAL CO	N/R, KENNEWICK	HSL - WA
CITY OF KENNEWICK INERT LANDFILL	1300 S YEW ST, KENNEWICK 99336	SWF/LF - WA, SWRCY - WA
SANDVIK SPECIAL METALS CORPORA	CHEMICAL DRIVE PIERT ROA..., FINLEY 99337	ARCHIVED RCRA TSDF

DATABASE(S) WITH NO MAPPED SITES:

FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

ARCHIVED RCRA TSDF	Archived Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities
RCRA_TSDF	Resource Conservation and Recovery Act: Treatment Storage and Disposal Facilities

FEDERAL CERCLIS LIST

CERCLIS NFRAP	Comprehensive Environmental Response Compensation and Liability Act No Further Remedial Action Planned
CERCLIS-HIST	Comprehensive Environmental Response Compensation and Liability Act
FEDERAL FACILITY	Federal Facility sites
SEMS_8R_ACTIVE SITES	Sites on SEMS Active Site Inventory
SEMS_8R_ARCHIVED SITES	Sites on SEMS Archived Site Inventory

FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS	Hazardous Waste Corrective Action
HIST CORRACTS 2	Historical Hazardous Waste Corrective Action

FEDERAL DELISTED NPL SITE LIST

DELISTED NPL	Delisted National Priority List
DELISTED PROPOSED NPL	Delisted proposed National Priority List
SEMS_DELETED NPL	Sites Deleted from National Priorities List

FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

EPA LF MOP	EPA Landfill Methane Outreach Project Database
------------	--

FEDERAL ERNS LIST

ERNS	Emergency Response Notification System
------	--

FEDERAL RCRA GENERATORS LIST

HIST RCRA_CESQG	Historical Resource Conservation and Recovery Act_Conditionally Exempt Small Quantity Generators
HIST RCRA_LQG	Historical Resource Conservation and Recovery Act_Large Quantity Generators
HIST RCRA_NONGEN	Historical Resource Conservation and Recovery Act_Non Generators
HIST RCRA_SQG	Historical Resource Conservation and Recovery Act_Small Quantity Generators
RCRA_LQG	Resource Conservation and Recovery Act_Large Quantity Generators
RCRA_SQG	Resource Conservation and Recovery Act_Small Quantity Generators

FEDERAL NPL SITE LIST

NPL	National Priority List
NPL EPA R1 GIS	GIS for EPA Region 1 NPL
NPL EPA R3 GIS	GIS for EPA Region 3 NPL
NPL EPA R6 GIS	GIS for EPA Region 6 NPL
NPL EPA R8 GIS	GIS for EPA Region 8 NPL
NPL EPA R9 GIS	GIS for EPA Region 9 NPL

FEDERAL NPL SITE LIST (cont.)

PART NPL	Part National Priority List
PROPOSED NPL	Proposed National Priority List
SEMS_FINAL NPL	Sites included on the Final National Priorities List
SEMS_PROPOSED NPL	Sites Proposed to be Added to the National Priorities List

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

RCRA IC_EC	RCRA sites with Institutional and Engineering Controls
FED E C	Engineering Controls
FED I C	Institutional Controls

STATE AND TRIBAL REGISTERED STORAGE TANK LISTS

FEMA UST	FEMA Underground Storage Tanks
INDIAN UST R1	Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN UST R10	Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN UST R2	Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN UST R4	Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN UST R5	Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN UST R6	Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN UST R7	Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN UST R8	Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN UST R9	Underground Storage Tanks on Indian Land in EPA Region 9
AST - WA	Aboveground Storage Tanks

STATE AND TRIBAL LEAKING STORAGE TANK LISTS

INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land in EPA Region 1
INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land in EPA Region 10
INDIAN LUST R2	Leaking Underground Storage Tanks on Indian Land in EPA Region 2
INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land in EPA Region 4
INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land in EPA Region 5
INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land in EPA Region 6
INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land in EPA Region 7
INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land in EPA Region 8
INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land in EPA Region 9

STATE AND TRIBAL BROWNFIELD SITES

TRIBAL BROWNFIELDS	Tribal Brownfields
BROWNFIELDS - WA	Brownfields
HIST BROWNFIELDS - WA	Historical Brownfields

STATE AND TRIBAL VOLUNTARY CLEANUP SITES

HIST VCP - WA	Historical Voluntary Cleanup Program
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STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

SWF/LF - WA	Solid Waste Facilities and Landfills
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LOCAL BROWNFIELD LISTS

BROWNFIELDS-ACRES	EPA ACRES Brownfields
FED BROWNFIELDS	Federal Brownfields

LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES

FED CDL	DOJ Clandestine Drug Labs
US HIST CDL	Historical Clandestine Drug Labs
CDL - WA	Clandestine Drug Labs

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES

HIST INDIAN ODI R8	Historical Open Dump Inventory
INDIAN ODI R8	Open Dump Inventory
ODI	Open Dump Inventory
TRIBAL ODI	Indian Open Dump Inventory Sites
SWRCY - WA	Recycling facilities

LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES (cont.)

SWTIRE - WA	Solid Waste - Tires
SWTIRE 2 - WA	Solid Waste - Tires
TACOMA PIERCE COUNTY - WA	Closed Landfill Survey
ABANDONED LF_KING COUNTY - WA	Abandoned LF Study in King County
ABANDONED LF_SEATTLE - WA	Abandoned LF Study in Seattle

RECORDS OF EMERGENCY RELEASE REPORTS

HMIRS (DOT)	Hazardous Materials Information Reporting Systems
HIST SPILLS - WA	Historical Spills
SPILLS - WA	Spills

LOCAL LAND RECORDS

LIENS 2	CERCLA Lien Information
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OTHER ASCERTAINABLE RECORDS

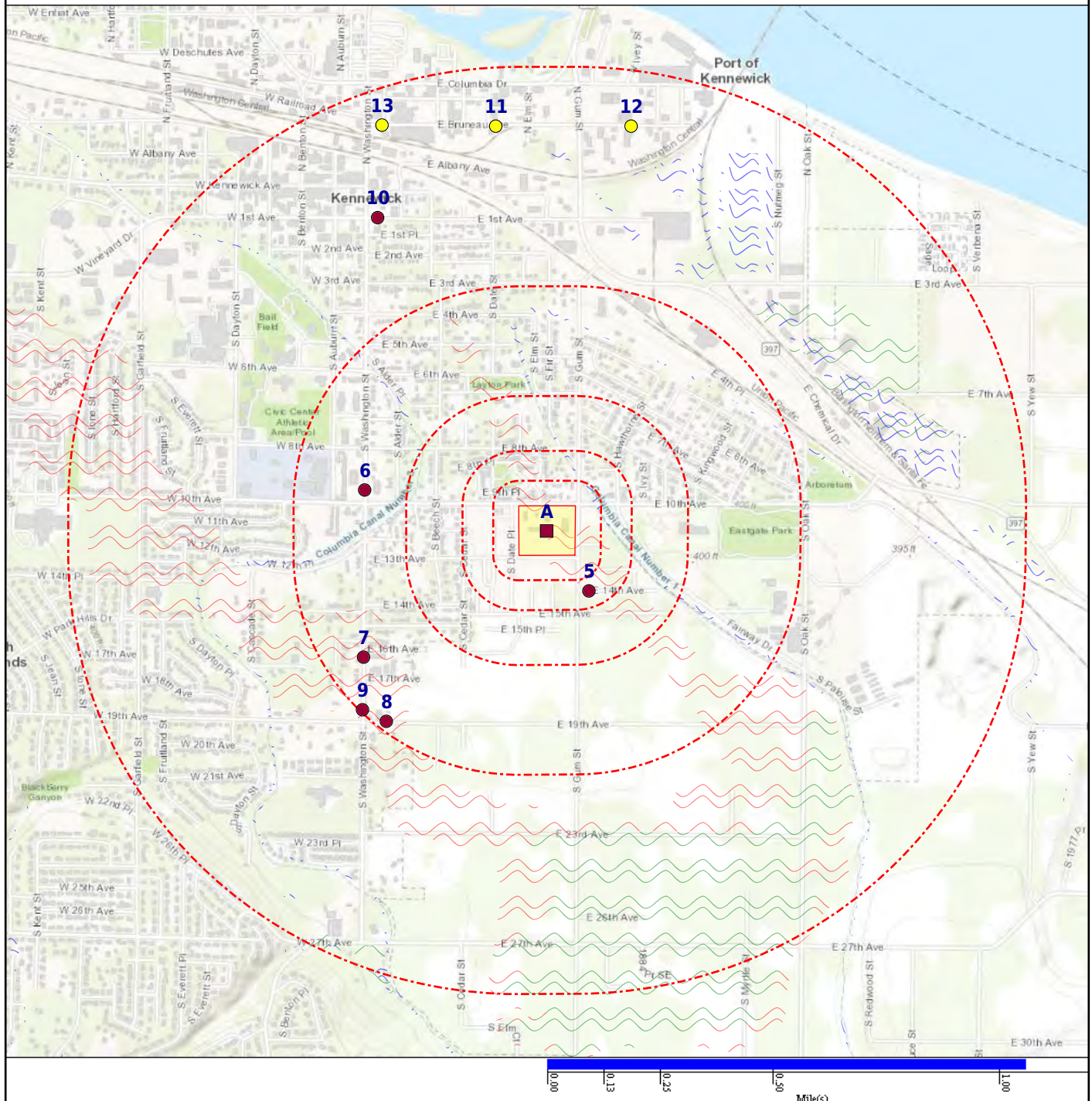
AFS	Air Facility Systems
ALT FUELING	Alternative Fueling Stations
CDC HAZDAT	Hazardous Substance Release and Health Effects Information
COAL ASH DOE	Coal Ash: Department of Energy
COAL ASH EPA	Coal Ash: Environmental Protection Agency
COAL GAS	Coal Gas Plants
CONSENT (DECREEES)	Superfund Consent Decree
DEBRIS R5 LF	Disaster Debris Landfill Data
DEBRIS R5 SWRCY	Disaster Debris Recovery Data
DOD	Department of Defense
DOT OPS	Department of Transportation Office of Pipeline Safety
ENOI	Electronic Notice of Intent
EPA FUELS	EPA Fuels Registration, Reporting, and Compliance List
EPA OSC	EPA On-Site Coordinator
EPA WATCH	EPA Watch List
FA HWF	Financial Assurance for Hazardous Waste Facilities
FEDLAND	Federal Lands
FTTS	FIFRA/TSCA Tracking System
FTTS INSP	FIFRA/TSCA Tracking System: Inspections
FUDS	Formerly Used Defense Sites
HIST AFS	Historical Air Facility Systems
HIST AFS 2	Historical Air Facility Systems
HIST DOD	Department of Defense historical sites
HIST LEAD_SMELTER	Historical Lead Smelter Sites
HIST MLTS	Historical Material Licensing Tracking Systems
HIST PCB TRANS	Historical Polychlorinated Biphenyl (PCB) Facilities
HIST PCS ENF	Historical Enforced Permit Compliance Facilities
HIST PCS FACILITY	Historical Permit Compliance Facilities
HIST SSTS	Historical Section 7 Tracking Systems
HWC DOCKET	Hazardous Waste Compliance Docket
ICIS	Integrated Compliance Information System
INACTIVE PCS	Inactive Permit Compliance Facilities
INDIAN RESERVATION	Indian Reservations
LUCIS	Land Use Control Information Systems
LUCIS 2	Land Use Control Information Systems 2
MINES	Mines
MINES USGS	Mines list from USGS
MLTS	Material Licensing Tracking Systems
NPL AOC	Areas related to NPL remediation sites
NPL LIENS	National Priority List Liens
OSHA	Occupational Safety & Health Administration
PADS	PCB Activity Database Systems
PCB TRANSFORMER	Polychlorinated Biphenyl (PCB) Waste
PCS ENF	Enforced Permit Compliance Facilities

OTHER ASCERTAINABLE RECORDS (cont.)

PCS FACILITY	Permit Compliance Facilities
RAATS	RCRA Administrative Action Tracking Systems
RADINFO	Radiation Information Systems
RMP	Risk Management Plans
ROD	Record of Decision
SCRD DRYCLEANERS	SCRD Drycleaners
SEMS_SMELTER	Sites on SEMS Potential Smelter Activity
SSTS	Section 7 Tracking Systems
STORMWATER	Storm Water Permits
TOSCA-PLANT	Toxic Substance Control Act: Plants
TRIS	Toxic Release Inventory Systems
UMTRA	Uranium Mill Tailing Sites
VAPOR	EPA Vapor Intrusion
CORRECTIVE ACTIONS_2020	Wastes - Hazardous Waste - Corrective Action
EMI - WA	Emissions Inventory
FA 1 - WA	Financial Assurance
INACTIVE MINES - WA	State mine records
MINES - WA	State mine records
SNOHOMISH SWS - WA	Solid Waste Sites in Snohomish
T 2 - WA	Tier 2

SUBJECT NAME: Proposed Housing Development
ADDRESS: 414 East 10th Avenue, Kennewick, WA 99336
LAT/LONG: 46.197276 / -119.108591

PREPARED FOR: GPI
ORDER #: 37205
REPORT DATE: December 16, 2019



- | | | | |
|---|--|--|---|
| <ul style="list-style-type: none"> Subject Property Department of Defense (No Data) FEMA FloodZone 100 National Priority List (No Data) | <ul style="list-style-type: none"> Equal/Higher Elevation DFIRM FloodZone 100 (No Data) FEMA FloodZone 500 NWI | <ul style="list-style-type: none"> Lower Elevation DFIRM FloodZone 500 (No Data) Historical DOD (No Data) | <ul style="list-style-type: none"> CDC HAZDAT (No Data) Federal Lands (No Data) Indian Reservation (No Data) |
|---|--|--|---|

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u><1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>>1</u>	<u>TOTAL MAPPED</u>
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FEDERAL RCRA NON-CORRACTS TSD FACILITIES LIST

ARCHIVED RCRA TSDF		0.500	0	0	0	--	--	0
RCRA_TSDF		0.500	0	0	0	--	--	0

FEDERAL CERCLIS LIST

CERCLIS NFRAP		0.500	0	0	0	--	--	0
CERCLIS-HIST		0.500	0	0	0	--	--	0
FEDERAL FACILITY		1.000	0	0	0	0	--	0
SEMS_8R_ACTIVE SITES		0.500	0	0	0	--	--	0
SEMS_8R_ARCHIVED SITES		0.500	0	0	0	--	--	0

FEDERAL RCRA CORRACTS FACILITIES LIST

CORRACTS		1.000	0	0	0	0	--	0
HIST CORRACTS 2		1.000	0	0	0	0	--	0

FEDERAL DELISTED NPL SITE LIST

DELISTED NPL		1.000	0	0	0	0	--	0
DELISTED PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_DELETED NPL		1.000	0	0	0	0	--	0

FEDERAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS

EPA LF MOP		0.500	0	0	0	--	--	0
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FEDERAL ERNS LIST

ERNS		SP	0	--	--	--	--	0
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FEDERAL RCRA GENERATORS LIST

HIST RCRA_CESQG		0.250	0	0	--	--	--	0
HIST RCRA_LQG		0.250	0	0	--	--	--	0
HIST RCRA_NONGEN		0.250	0	0	--	--	--	0
HIST RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_LQG		0.250	0	0	--	--	--	0
RCRA_NONGEN		0.250	1	0	--	--	--	1
RCRA_SQG		0.250	0	0	--	--	--	0
RCRA_VSQG	X	0.250	0	0	--	--	--	1

FEDERAL NPL SITE LIST

NPL		1.000	0	0	0	0	--	0
NPL EPA R1 GIS		1.000	0	0	0	0	--	0
NPL EPA R3 GIS		1.000	0	0	0	0	--	0
NPL EPA R6 GIS		1.000	0	0	0	0	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u><1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>>1</u>	<u>TOTAL MAPPED</u>
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FEDERAL NPL SITE LIST (cont.)

NPL EPA R8 GIS		1.000	0	0	0	0	--	0
NPL EPA R9 GIS		1.000	0	0	0	0	--	0
PART NPL		1.000	0	0	0	0	--	0
PROPOSED NPL		1.000	0	0	0	0	--	0
SEMS_FINAL NPL		1.000	0	0	0	0	--	0
SEMS_PROPOSED NPL		1.000	0	0	0	0	--	0

FEDERAL INSTITUTIONAL CONTROLS / ENGINEERING CONTROLS REGISTRIES

RCRA IC_EC		0.250	0	0	--	--	--	0
FED E C		0.500	0	0	0	--	--	0
FED I C		0.500	0	0	0	--	--	0

STATE AND TRIBAL REGISTERED STORAGE TANK LISTS

FEMA UST		0.250	0	0	--	--	--	0
INDIAN UST R1		0.250	0	0	--	--	--	0
INDIAN UST R10		0.250	0	0	--	--	--	0
INDIAN UST R2		0.250	0	0	--	--	--	0
INDIAN UST R4		0.250	0	0	--	--	--	0
INDIAN UST R5		0.250	0	0	--	--	--	0
INDIAN UST R6		0.250	0	0	--	--	--	0
INDIAN UST R7		0.250	0	0	--	--	--	0
INDIAN UST R8		0.250	0	0	--	--	--	0
INDIAN UST R9		0.250	0	0	--	--	--	0
AST - WA		0.250	0	0	--	--	--	0
UST - WA	X	0.125	0	--	--	--	--	1

STATE AND TRIBAL LEAKING STORAGE TANK LISTS

INDIAN LUST R1		0.500	0	0	0	--	--	0
INDIAN LUST R10		0.500	0	0	0	--	--	0
INDIAN LUST R2		0.500	0	0	0	--	--	0
INDIAN LUST R4		0.500	0	0	0	--	--	0
INDIAN LUST R5		0.500	0	0	0	--	--	0
INDIAN LUST R6		0.500	0	0	0	--	--	0
INDIAN LUST R7		0.500	0	0	0	--	--	0
INDIAN LUST R8		0.500	0	0	0	--	--	0
INDIAN LUST R9		0.500	0	0	0	--	--	0
LUST - WA	X	0.500	0	0	4	--	--	5

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u><1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>>1</u>	<u>TOTAL MAPPED</u>
STATE AND TRIBAL BROWNFIELD SITES								
TRIBAL BROWNFIELDS		0.500	0	0	0	--	--	0
BROWNFIELDS - WA		0.500	0	0	0	--	--	0
HIST BROWNFIELDS - WA		0.500	0	0	0	--	--	0
STATE- AND TRIBAL - EQUIVALENT CERCLIS								
CSCSL HWS - WA		1.000	0	0	0	4	--	4
CSCSL NFA - WA	X	0.500	0	0	4	--	--	5
HSL - WA	X	0.500	0	0	4	--	--	5
ICR - WA		0.500	0	0	1	--	--	1
STATE AND TRIBAL VOLUNTARY CLEANUP SITES								
HIST VCP - WA		0.500	0	0	0	--	--	0
VCP - WA	X	0.500	0	0	1	--	--	2
STATE AND TRIBAL LANDFILL AND/OR SOLID WASTE DISPOSAL SITE LISTS								
SWF/LF - WA		0.500	0	0	0	--	--	0
LOCAL BROWNFIELD LISTS								
BROWNFIELDS-ACRES		0.500	0	0	0	--	--	0
FED BROWNFIELDS		0.500	0	0	0	--	--	0
LOCAL LISTS OF HAZARDOUS WASTE / CONTAMINATED SITES								
FED CDL		SP	0	--	--	--	--	0
US HIST CDL		SP	0	--	--	--	--	0
CDL - WA		SP	0	--	--	--	--	0
LOCAL LISTS OF LANDFILL / SOLID WASTE DISPOSAL SITES								
HIST INDIAN ODI R8		0.500	0	0	0	--	--	0
INDIAN ODI R8		0.500	0	0	0	--	--	0
ODI		0.500	0	0	0	--	--	0
TRIBAL ODI		0.500	0	0	0	--	--	0
SWRCY - WA		0.500	0	0	0	--	--	0
SWTIRE - WA		0.500	0	0	0	--	--	0
SWTIRE 2 - WA		0.500	0	0	0	--	--	0
TACOMA PIERCE COUNTY - WA		0.500	0	0	0	--	--	0
ABANDONED LF_KING COUNTY - WA		0.500	0	0	0	--	--	0
ABANDONED LF_SEATTLE - WA		0.500	0	0	0	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u><1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>>1</u>	<u>TOTAL MAPPED</u>
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RECORDS OF EMERGENCY RELEASE REPORTS

HMIRS (DOT)		SP	0	--	--	--	--	0
HIST SPILLS - WA		0.125	0	--	--	--	--	0
SPILLS - WA		0.125	0	--	--	--	--	0

LOCAL LAND RECORDS

LIENS 2		SP	0	--	--	--	--	0
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OTHER ASCERTAINABLE RECORDS

AFS		SP	0	--	--	--	--	0
ALT FUELING		0.250	0	0	--	--	--	0
BRS	X	SP	--	--	--	--	--	1
CDC HAZDAT		1.000	0	0	0	0	--	0
COAL ASH DOE		0.500	0	0	0	--	--	0
COAL ASH EPA		0.500	0	0	0	--	--	0
COAL GAS		1.000	0	0	0	0	--	0
CONSENT (DECREEES)		1.000	0	0	0	0	--	0
DEBRIS R5 LF		0.500	0	0	0	--	--	0
DEBRIS R5 SWRCY		0.500	0	0	0	--	--	0
DOD		1.000	0	0	0	0	--	0
DOT OPS		SP	0	--	--	--	--	0
ECHO	X	SP	--	--	--	--	--	1
ENOI		SP	0	--	--	--	--	0
EPA FUELS		SP	0	--	--	--	--	0
EPA OSC		0.125	0	--	--	--	--	0
EPA WATCH		SP	0	--	--	--	--	0
FA HWF		SP	0	--	--	--	--	0
FEDLAND		1.000	0	0	0	0	--	0
FRS	X	SP	--	--	--	--	--	1
FTTS		SP	0	--	--	--	--	0
FTTS INSP		SP	0	--	--	--	--	0
FUDS		1.000	0	0	0	0	--	0
HIST AFS		SP	0	--	--	--	--	0
HIST AFS 2		SP	0	--	--	--	--	0
HIST DOD		1.000	0	0	0	0	--	0
HIST LEAD_SMELTER		SP	0	--	--	--	--	0
HIST MLTS		SP	0	--	--	--	--	0
HIST PCB TRANS		SP	0	--	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u><1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>>1</u>	<u>TOTAL MAPPED</u>
OTHER ASCERTAINABLE RECORDS (cont.)								
HIST PCS ENF		SP	0	--	--	--	--	0
HIST PCS FACILITY		SP	0	--	--	--	--	0
HIST SSTS		SP	0	--	--	--	--	0
HWC DOCKET		SP	0	--	--	--	--	0
ICIS		SP	0	--	--	--	--	0
INACTIVE PCS		SP	0	--	--	--	--	0
INDIAN RESERVATION		1.000	0	0	0	0	--	0
LUCIS		0.500	0	0	0	--	--	0
LUCIS 2		0.500	0	0	0	--	--	0
MINES		0.250	0	0	--	--	--	0
MINES USGS		0.250	0	0	--	--	--	0
MLTS		SP	0	--	--	--	--	0
NPL AOC		1.000	0	0	0	0	--	0
NPL LIENS		SP	0	--	--	--	--	0
OSHA		SP	0	--	--	--	--	0
PADS		SP	0	--	--	--	--	0
PCB TRANSFORMER		SP	0	--	--	--	--	0
PCS ENF		SP	0	--	--	--	--	0
PCS FACILITY		SP	0	--	--	--	--	0
RAATS		SP	0	--	--	--	--	0
RADINFO		SP	0	--	--	--	--	0
RMP		0.500	0	0	0	--	--	0
ROD		1.000	0	0	0	0	--	0
SCRD DRYCLEANERS		0.250	0	0	--	--	--	0
SEMS_SMELTER		SP	0	--	--	--	--	0
SSTS		SP	0	--	--	--	--	0
STORMWATER		SP	0	--	--	--	--	0
TOSCA-PLANT		SP	0	--	--	--	--	0
TRIS		SP	0	--	--	--	--	0
UMTRA		0.500	0	0	0	--	--	0
VAPOR		0.500	0	0	0	--	--	0
CORRECTIVE ACTIONS_2020		0.500	0	0	0	--	--	0
ALL SITES - WA	X	0.100	1	--	--	--	--	2
EMI - WA		SP	0	--	--	--	--	0
FA 1 - WA		SP	0	--	--	--	--	0
INACTIVE MINES - WA		0.250	0	0	--	--	--	0

<u>DATABASE</u>	<u>SUBJECT PROPERTY</u>	<u>SEARCH DISTANCE (MILES)</u>	<u><1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>>1</u>	<u>TOTAL MAPPED</u>
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OTHER ASCERTAINABLE RECORDS (cont.)

MINES - WA		0.250	0	0	--	--	--	0
SNOHOMISH SWS - WA		0.500	0	0	0	--	--	0
T 2 - WA		0.250	0	0	--	--	--	0
UIC - WA	X	SP	--	--	--	--	--	1

Map Id: A1
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY OF MAINTENANCE DEPT
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [CSCSL NFA - WA, HSL - WA, LUST - WA]

Envirosite ID: 12069958
EPA ID: N/R

CSCSL NFA - WA

Facility Name :	KENNEWICK CITY OF MAINTENANCE DEPT
Facility Address :	414 10TH AVE, KENNEWICK, 99336
County :	Benton
NFA Date :	12/19/2005
Facility Site ID :	98555585
Cleanup Site ID :	11314
Rank :	N/R
VCP :	N/R
Alternate Site Names :	Kennewick City, KENNEWICK CITY CORPORATION YRD
NFA Reason :	Historic LUST NFA
Site Status :	NFA
Region :	Central
Responsible Unit :	Central
Latitude :	46.19798
Longitude :	-119.10914
Last Date in Agency List :	09/18/2019

Contaminants

Contaminant Name :	Petroleum-Diesel
Ground Water :	N/R
Surface Water :	N/R
Soil :	Confirmed Above Cleanup Levels
Sediment :	N/R
Air :	N/R
Bedrock :	N/R

Contaminant Name :	Petroleum-Gasoline
Ground Water :	N/R
Surface Water :	N/R
Soil :	Confirmed Above Cleanup Levels
Sediment :	N/R
Air :	N/R
Bedrock :	N/R

HSL - WA

Facility Name :	KENNEWICK CITY OF MAINTENANCE DEPT
Facility Address :	414 10th Ave, Kennewick, 99336
County :	Benton

Site Details

Facility Site ID :	98555585
Cleanup Site ID :	11314
Status :	No Further Action
Electronic Document Link :	Click here for hyperlink provided by the agency.
Last Date in Agency List :	10/23/2019

Map Id: A1
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY OF MAINTENANCE DEPT
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [CSCSL NFA - WA, HSL - WA, LUST - WA]
(cont.)

Envirosite ID: 12069958
EPA ID: N/R

HSL - WA (cont.)

Contacts

Contact Name : N/R
 Contact Position : N/R
 Contact Phone : N/R

LUST - WA

Facility Name : KENNEWICK CITY OF MAINTENANCE DEPT
 Facility Address : 414 10TH AVE, KENNEWICK, 99336
 County : Benton

Site Details

LUST Status Date : 12/19/2005
 LUST Status Type : LUST - NFA
 Facility Site ID : 98555585
 Cleanup Site ID : 11314
 LUST ID : 1855
 UST ID : 11003
 Alternate Site Names : Kennewick City, KENNEWICK CITY CORPORATION YRD
 Release Date : 07/10/1990
 Process Type : N/R
 Responsible Unit : Central
 Region : Central
 Latitude : 46.19798
 Longitude : -119.10914
 Last Date in Agency List : 10/02/2019

Contaminants

Contaminant Name : Petroleum-Diesel
 Ground Water : N/R
 Surface Water : N/R
 Soil : Confirmed Above Cleanup Levels
 Sediment : N/R
 Air : N/R
 Bedrock : N/R

Contaminant Name : Petroleum-Gasoline
 Ground Water : N/R
 Surface Water : N/R
 Soil : Confirmed Above Cleanup Levels
 Sediment : N/R
 Air : N/R
 Bedrock : N/R

Map Id: A2
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY CORPORATION YRD
 414 E TENTH AVENUE
 KENNEWICK, WA 99336
Database(s) : [UST - WA]

Envirosite ID: 322373512
EPA ID: N/R

UST - WA

Facility Name : KENNEWICK CITY CORPORATION YRD
 Facility Address : 414 E TENTH AVENUE, Kennewick, 99336
 County : Benton

Facility Site ID : 98555585
 UST Site ID : 11003
 Tag Number(s) : N/R
 Responsible Unit : Central
 Is Active : No
 Latitude : 46.19798
 Longitude : -119.10914
 Last Date in Agency List : 10/07/2019

Tank Details

Tank Name : 1
 Tank Status : Removed
 Install Date : 12/31/1964
 Tank Upgrade Date : N/R
 Tank Permanent Closure Date : 11/29/1993
 Permit Expiration Date : N/R
 Tank Material : Steel
 Tank Construction : N/R
 Tank Corrosion Protection : N/R
 Tank Manifold : N/R
 Tank Release Detection : N/R
 Tank Tightness Test : N/R
 Tank Spill Prevention : N/R
 Capacity Range : 2,001 to 4,999 Gallons
 Actual Capacity : 4000
 Pipe Material : N/R
 Pipe Construction : N/R
 Pipe Corrosion Protection : N/R
 Tank SFC : N/R
 Dispenser SFC : N/R
 Primary Pipe Release Detection : N/R
 Secondary Pipe Release Detection : N/R
 Pipe Pumping System : N/R
 Pipe Install Date : N/R
 Turbine Sump Construction : N/R
 Tank Status Date : 08/26/1993
 Tank Install Date : N/R
 Tank Overfill Prevention : N/R

Compartments Details

Compartment Number : 1
 Compartment Capacity : 4000
 Substance Stored : Leaded Gasoline
 Used Substance : N/R
 Ecy Region : N/R

Map Id: A2
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY CORPORATION YRD
 414 E TENTH AVENUE
 KENNEWICK, WA 99336
Database(s) : [UST - WA] **(cont.)**

Envirosite ID: 322373512
EPA ID: N/R

UST - WA **(cont.)**

Tank Details

Tank Name : 12
 Tank Status : Exempt
 Install Date : 12/31/1964
 Tank Upgrade Date : N/R
 Tank Permanent Closure Date : N/R
 Permit Expiration Date : N/R
 Tank Material : Steel
 Tank Construction : N/R
 Tank Corrosion Protection : N/R
 Tank Manifold : N/R
 Tank Release Detection : N/R
 Tank Tightness Test : N/R
 Tank Spill Prevention : N/R
 Capacity Range : N/R
 Actual Capacity : N/R
 Pipe Material : N/R
 Pipe Construction : N/R
 Pipe Corrosion Protection : N/R
 Tank SFC : N/R
 Dispenser SFC : N/R
 Primary Pipe Release Detection : N/R
 Secondary Pipe Release Detection : N/R
 Pipe Pumping System : N/R
 Pipe Install Date : N/R
 Turbine Sump Construction : N/R
 Tank Status Date : 08/06/1996
 Tank Install Date : N/R
 Tank Overfill Prevention : N/R

Compartments Details

Compartment Number : 1
 Compartment Capacity : N/R
 Substance Stored : Used Oil/Waste Oil
 Used Substance : N/R
 Ecy Region : N/R

Tank Details

Tank Name : 13
 Tank Status : Exempt
 Install Date : 12/31/1964
 Tank Upgrade Date : N/R
 Tank Permanent Closure Date : N/R
 Permit Expiration Date : N/R
 Tank Material : Steel
 Tank Construction : N/R
 Tank Corrosion Protection : N/R
 Tank Manifold : N/R
 Tank Release Detection : N/R
 Tank Tightness Test : N/R
 Tank Spill Prevention : N/R
 Capacity Range : 111 TO 1,100 Gallons
 Actual Capacity : N/R

Map Id: A2
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY CORPORATION YRD
 414 E TENTH AVENUE
 KENNEWICK, WA 99336
Database(s) : [UST - WA] **(cont.)**

Envirosite ID: 322373512
EPA ID: N/R

UST - WA **(cont.)**

Pipe Material :	N/R
Pipe Construction :	N/R
Pipe Corrosion Protection :	N/R
Tank SFC :	N/R
Dispenser SFC :	N/R
Primary Pipe Release Detection :	N/R
Secondary Pipe Release Detection :	N/R
Pipe Pumping System :	N/R
Pipe Install Date :	N/R
Turbine Sump Construction :	N/R
Tank Status Date :	08/06/1996
Tank Install Date :	N/R
Tank Overfill Prevention :	N/R

Compartments Details

Compartment Number :	1
Compartment Capacity :	N/R
Substance Stored :	Used Oil/Waste Oil
Used Substance :	N/R
Ecy Region :	N/R

Tank Details

Tank Name :	2
Tank Status :	Removed
Install Date :	12/31/1964
Tank Upgrade Date :	N/R
Tank Permanent Closure Date :	11/29/1993
Permit Expiration Date :	N/R
Tank Material :	Steel
Tank Construction :	N/R
Tank Corrosion Protection :	N/R
Tank Manifold :	N/R
Tank Release Detection :	N/R
Tank Tightness Test :	N/R
Tank Spill Prevention :	N/R
Capacity Range :	5,000 to 9,999 Gallons
Actual Capacity :	8000
Pipe Material :	N/R
Pipe Construction :	N/R
Pipe Corrosion Protection :	N/R
Tank SFC :	N/R
Dispenser SFC :	N/R
Primary Pipe Release Detection :	N/R
Secondary Pipe Release Detection :	N/R
Pipe Pumping System :	N/R
Pipe Install Date :	N/R
Turbine Sump Construction :	N/R
Tank Status Date :	08/26/1993
Tank Install Date :	N/R
Tank Overfill Prevention :	N/R

Map Id: A2
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY CORPORATION YRD
 414 E TENTH AVENUE
 KENNEWICK, WA 99336
Database(s) : [UST - WA] **(cont.)**

Envirosite ID: 322373512
EPA ID: N/R

UST - WA **(cont.)**

Compartments Details

Compartment Number : 1
 Compartment Capacity : 8000
 Substance Stored : Leaded Gasoline
 Used Substance : N/R
 Ecy Region : N/R

Tank Details

Tank Name : 3
 Tank Status : Removed
 Install Date : 06/01/1981
 Tank Upgrade Date : N/R
 Tank Permanent Closure Date : 11/29/1993
 Permit Expiration Date : N/R
 Tank Material : N/R
 Tank Construction : Single Wall Tank
 Tank Corrosion Protection : None
 Tank Manifold : N/R
 Tank Release Detection : N/R
 Tank Tightness Test : N/R
 Tank Spill Prevention : None
 Capacity Range : 10,000 to 19,999 Gallons
 Actual Capacity : 10000
 Pipe Material : N/R
 Pipe Construction : Single Wall Pipe
 Pipe Corrosion Protection : None
 Tank SFC : N/R
 Dispenser SFC : N/R
 Primary Pipe Release Detection : N/R
 Secondary Pipe Release Detection : N/R
 Pipe Pumping System : Pressurized System
 Pipe Install Date : N/R
 Turbine Sump Construction : N/R
 Tank Status Date : 08/23/1996
 Tank Install Date : N/R
 Tank Overfill Prevention : None

Compartments Details

Compartment Number : 1
 Compartment Capacity : 10000
 Substance Stored : Unleaded Gasoline
 Used Substance : Motor Fuel for Vehicles
 Ecy Region : N/R

Tank Details

Tank Name : 4
 Tank Status : Removed
 Install Date : 06/01/1981
 Tank Upgrade Date : N/R
 Tank Permanent Closure Date : 11/29/1993
 Permit Expiration Date : N/R

Map Id: A2
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY CORPORATION YRD
 414 E TENTH AVENUE
 KENNEWICK, WA 99336
Database(s) : [UST - WA] **(cont.)**

Envirosite ID: 322373512
EPA ID: N/R

UST - WA (cont.)

Tank Material :	N/R
Tank Construction :	Single Wall Tank
Tank Corrosion Protection :	None
Tank Manifold :	N/R
Tank Release Detection :	N/R
Tank Tightness Test :	N/R
Tank Spill Prevention :	None
Capacity Range :	10,000 to 19,999 Gallons
Actual Capacity :	10000
Pipe Material :	N/R
Pipe Construction :	Single Wall Pipe
Pipe Corrosion Protection :	None
Tank SFC :	N/R
Dispenser SFC :	N/R
Primary Pipe Release Detection :	N/R
Secondary Pipe Release Detection :	N/R
Pipe Pumping System :	Pressurized System
Pipe Install Date :	N/R
Turbine Sump Construction :	N/R
Tank Status Date :	08/23/1996
Tank Install Date :	N/R
Tank Overfill Prevention :	None

Compartments Details

Compartment Number :	1
Compartment Capacity :	10000
Substance Stored :	Diesel
Used Substance :	Motor Fuel for Vehicles
Ecy Region :	N/R

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA]

Envirosite ID: 414218998
EPA ID: WAD040187544

ALL SITES - WA

Facility Name :	Kennewick City
Facility Address :	414 10TH AVE, KENNEWICK, 99336
County :	Benton
Facility/Site ID :	98555585
Alternate Name :	N/R
Program Name :	Kennewick City
WRIA :	31
Legislative District :	8

Map Id: A3
Direction:
Distance:
Actual: Not Available
Elevation:
Relative:

Site Name : KENNEWICK CITY
414 10TH AVE
KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

ALL SITES - WA **(cont.)**

Congressional District : 4
Ecology Region : CRO
Ecology Program Phone : (360) 407-6734
Tribal Land : N
Latitude : 46.19798
Longitude : -119.10914
Last Date in Agency List : 09/18/2019

Facility/Site ID : 98555585
Alternate Name : N/R
Program Name : N/R
WRIA : 31
Legislative District : 8
Congressional District : 4
Ecology Region : CRO
Ecology Program Phone : (360) 407-7224
Tribal Land : N
Latitude : 46.19798
Longitude : -119.10914
Last Date in Agency List : 09/18/2019

Program Details

Program : HAZWASTE
Interaction Type : Haz Waste Management Activity

Interaction Type Description : Facilities that are required to have a RCRA Site ID# but who do not generate and/or manage hazardous waste (XQG generator status). This includes transporters, used oil recyclers, and dangerous waste fuel marketers and burners.

Status : Inactive
Start Date : 12/31/2013
End Date : 12/31/2014
SIC : N/R
NAICS : N/R

Program : HAZWASTE
Interaction Type : Hazardous Waste Generator

Interaction Type Description : Facilities that generate any quantity of a dangerous waste. They may be classified as SQG, MQG, or LQG depending on hazardous waste generated for a given month.

Status : Active
Start Date : 12/31/2014
End Date : N/R
SIC : N/R
NAICS : N/R

Program : HAZWASTE
Interaction Type : Hazardous Waste Generator

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

ALL SITES - WA (cont.)

Interaction Type Description : Facilities that generate any quantity of a dangerous waste. They may be classified as SQG, MQG, or LQG depending on hazardous waste generated for a given month.

Status : Inactive
 Start Date : 03/07/1985
 End Date : 12/31/2013
 SIC : N/R
 NAICS : 22131 - Water Supply and Irrigation Systems

Program : TOXICS
 Interaction Type : LUST Facility

Interaction Type Description : A leaking underground tank cleanup site being cleaned up with Ecology oversight or review.

Status : Inactive
 Start Date : 07/10/1990
 End Date : 12/19/2005
 SIC : 2835 - IN VITRO AND IN VIVO DIAGNOSTIC SUBSTANCES
 NAICS : 22131 - Water Supply and Irrigation Systems

Program : TOXICS
 Interaction Type : LUST Facility

Interaction Type Description : A leaking underground tank cleanup site being cleaned up with Ecology oversight or review.

Status : Inactive
 Start Date : 07/10/1990
 End Date : 12/19/2005
 SIC : 7538 - GENERAL AUTOMOTIVE REPAIR SHOPS
 NAICS : 22131 - Water Supply and Irrigation Systems

Program : TOXICS
 Interaction Type : LUST Facility

Interaction Type Description : A leaking underground tank cleanup site being cleaned up with Ecology oversight or review.

Status : Inactive
 Start Date : 07/10/1990
 End Date : 12/19/2005
 SIC : 9199 - GENERAL GOVERNMENT, NOT ELSEWHERE CLASSIFIED
 NAICS : 22131 - Water Supply and Irrigation Systems

Program : TOXICS
 Interaction Type : Underground Storage Tank

Map Id: A3
Direction:
Distance:
Actual: Not Available
Elevation:
Relative:

Site Name : KENNEWICK CITY
414 10TH AVE
KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

ALL SITES - WA **(cont.)**

Interaction Type Description : Any one or combination of tanks (including connecting underground pipes) that is used to contain regulated substances and has a tank volume of ten percent or more beneath the surface of the ground. This term does not include any of the exempt UST systems specified in WAC 173-360-110(2) or any piping connected thereto. See WAC 173-360

Status : Inactive
Start Date : 01/27/2000
End Date : 12/19/2005
SIC : 2835 - IN VITRO AND IN VIVO DIAGNOSTIC SUBSTANCES
NAICS : 22131 - Water Supply and Irrigation Systems

Program : TOXICS
Interaction Type : Underground Storage Tank

Interaction Type Description : Any one or combination of tanks (including connecting underground pipes) that is used to contain regulated substances and has a tank volume of ten percent or more beneath the surface of the ground. This term does not include any of the exempt UST systems specified in WAC 173-360-110(2) or any piping connected thereto. See WAC 173-360

Status : Inactive
Start Date : 01/27/2000
End Date : 12/19/2005
SIC : 7538 - GENERAL AUTOMOTIVE REPAIR SHOPS
NAICS : 22131 - Water Supply and Irrigation Systems

Program : TOXICS
Interaction Type : Underground Storage Tank

Interaction Type Description : Any one or combination of tanks (including connecting underground pipes) that is used to contain regulated substances and has a tank volume of ten percent or more beneath the surface of the ground. This term does not include any of the exempt UST systems specified in WAC 173-360-110(2) or any piping connected thereto. See WAC 173-360

Status : Inactive
Start Date : 01/27/2000
End Date : 12/19/2005
SIC : 9199 - GENERAL GOVERNMENT, NOT ELSEWHERE CLASSIFIED
NAICS : 22131 - Water Supply and Irrigation Systems

BRS

Facility Name : KENNEWICK CITY
Facility Address : 414 10TH AVE, KENNEWICK, WA 99336
County : BENTON

Site Details

Date Form Received by Agency : 02/17/2012
EPA ID : WAD040187544
Mailing Address : PO BOX 6108, KENNEWICK, WA 99336

Map Id: A3
Direction:
Distance:
Actual: Not Available
Elevation:
Relative:

Site Name : KENNEWICK CITY
414 10TH AVE
KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

BRS (cont.)

Contact : MARTIN NELSON
Contact Address : PO BOX 6108, KENNEWICK, WA 99336
Contact Country : US
Contact Telephone : 509-585-4306
Contact Email : MARTIN.NELSON@CI.KENNEWICK.WA.US
EPA Region : 10
Land Type : Municipal
Source Type : Annual/Biennial Report updated with Notification
Classification : Very Small Quantity Generator

Description :

Handlers that generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

Last Date in Agency List : 09/27/2019

Owner/Operator Summary

Owner/Operator Name : KENNEWICK CITY
Owner/Operator Address : PO BOX 6108, KENNEWICK, WA 99336-0108
Owner/Operator Country : US
Owner/Operator Telephone : 509-585-4200
Owner/Operator Email : N/R
Owner/Operator Fax : N/R
Legal Status : Municipal
Owner/Operator Type : Owner
Owner/Operator Start Date : 11/21/1996
Owner/Operator End Date : N/R

Owner/Operator Name : KENNEWICK CITY
Owner/Operator Address : PO BOX 6108, KENNEWICK, WA 99336-0108
Owner/Operator Country : US
Owner/Operator Telephone : 509-585-4249
Owner/Operator Email : N/R
Owner/Operator Fax : N/R
Legal Status : Municipal
Owner/Operator Type : Operator
Owner/Operator Start Date : 11/21/1996
Owner/Operator End Date : N/R

Waste Activity Monitoring

Report Cycle : 2011
Hazardous Waste Page Number : 1
Hazardous Waste Sub-Page Number : 1

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

EnviroSite ID: 414218998
EPA ID: WAD040187544

BRS (cont.)

BR Form : XX
 Waste Description : N/R
 Primary NAICS : 22131 - Water Supply and Irrigation Systems
 Source Code : N/R
 Form Code : N/R
 Management Method : N/R
 Generation Tons : 0
 Managed Tons : 0
 Shipped Tons : 0
 Received Tons : 0
 Receiver ID : N/R
 Receiver State : N/R
 Shipper ID : N/R
 Shipper State : N/R
 Waste Minimization : N/R
 Waste Code List : N/R
 Waste Code Group : N/R
 Waste Generation Type : N/R

Report Cycle : 2009
 Hazardous Waste Page Number : 1
 Hazardous Waste Sub-Page Number : 1
 BR Form : XX
 Waste Description : N/R
 Primary NAICS : 22131 - Water Supply and Irrigation Systems
 Source Code : N/R
 Form Code : N/R
 Management Method : N/R
 Generation Tons : 0
 Managed Tons : 0
 Shipped Tons : 0
 Received Tons : 0
 Receiver ID : N/R
 Receiver State : N/R
 Shipper ID : N/R
 Shipper State : N/R
 Waste Minimization : N/R
 Waste Code List : N/R
 Waste Code Group : N/R
 Waste Generation Type : N/R

Report Cycle : 2007
 Hazardous Waste Page Number : 1
 Hazardous Waste Sub-Page Number : 1
 BR Form : XX
 Waste Description : N/R
 Primary NAICS : 22131 - Water Supply and Irrigation Systems
 Source Code : N/R
 Form Code : N/R
 Management Method : N/R
 Generation Tons : 0
 Managed Tons : 0
 Shipped Tons : 0
 Received Tons : 0

Map Id: A3
Direction:
Distance:
Actual: Not Available
Elevation:
Relative:

Site Name : KENNEWICK CITY
414 10TH AVE
KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

BRS (cont.)

Receiver ID : N/R
Receiver State : N/R
Shipper ID : N/R
Shipper State : N/R
Waste Minimization : N/R
Waste Code List : N/R
Waste Code Group : N/R
Waste Generation Type : N/R

Report Cycle : 2005
Hazardous Waste Page Number : 1
Hazardous Waste Sub-Page Number : 1
BR Form : XX
Waste Description : N/R
Primary NAICS : 22131 - Water Supply and Irrigation Systems
Source Code : N/R
Form Code : N/R
Management Method : N/R
Generation Tons : 0
Managed Tons : 0
Shipped Tons : 0
Received Tons : 0
Receiver ID : N/R
Receiver State : N/R
Shipper ID : N/R
Shipper State : N/R
Waste Minimization : N/R
Waste Code List : N/R
Waste Code Group : N/R
Waste Generation Type : N/R

Report Cycle : 2003
Hazardous Waste Page Number : 1
Hazardous Waste Sub-Page Number : 1
BR Form : XX
Waste Description : N/R
Primary NAICS : 22131 - Water Supply and Irrigation Systems
Source Code : N/R
Form Code : N/R
Management Method : N/R
Generation Tons : 0
Managed Tons : 0
Shipped Tons : 0
Received Tons : 0
Receiver ID : N/R
Receiver State : N/R
Shipper ID : N/R
Shipper State : N/R
Waste Minimization : N/R
Waste Code List : N/R
Waste Code Group : N/R
Waste Generation Type : N/R

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

ECHO

Facility Name : KENNEWICK CITY
 Facility Address : 414 10TH AVE, KENNEWICK, WA 99336
 County : BENTON

Site Details

Last Inspection Date : 03/20/2012
 Registry ID : 110005319663
 FIPS Code : 53005
 EPA Region : 10
 Inspection Count : 0
 Last Inspection Days : 2742
 Informal Count : 0
 Last Informal Action Date : N/R
 Formal Action Count : 0
 Last Formal Action Date : N/R
 Total Penalties : 0
 Penalty Count : N/R
 Last Penalty Date : N/R
 Last Penalty Amount : N/R
 QTRS IN NC : 0
 Programs IN SNC : 0
 Current Compliance Status : No Violation Identified
 Three-Year Compliance Status :
 Collection Method : ADDRESS MATCHING-HOUSE NUMBER
 Reference Point : ENTRANCE POINT OF A FACILITY OR STATION
 Accuracy Meters : 50
 Derived Tribes : N/R
 Derived HUC : 17020016
 Derived WBD : 170701010102
 Derived STCTY FIPS : 53005
 Derived Zip : 99336
 Derived CD113 : 04
 Derived CB2010 : 530050113003032
 MYRTK Universe : NNN
 NPDES IDs : N/R
 CWA Permit Types : N/R
 CWA Compliance Tracking : N/R
 CWA NAICS : N/R
 CWA SICS : N/R
 CWA Inspection Count : N/R
 CWA Last Inspection Days : N/R
 CWA Informal Count : N/R
 CWA Formal Action Count : N/R
 CWA Last Formal Action Date : N/R
 CWA Penalties : N/R
 CWA Last Penalty Date : N/R
 CWA Last Penalty Amount : N/R
 CWA Quarters IN NC : N/R
 CWA Current Compliance Status : N/R
 CWA Current SNC Flag : N
 CWA 13 Quarters Compliance Status : N/R
 CWA 13 Quarters Effluent Exceedances: N/R
 CWA Three-Year QNCR Codes : N/R
 DFR URL : [Click here for hyperlink provided by the agency.](#)

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

ECHO (cont.)

Facility SIC Codes : N/R
 Facility NAICS Codes : 221310 - Water Supply and Irrigation Systems
 Facility Last Inspection EPA Date : N/R
 Facility Last Inspection State Date : 03/20/2012
 Facility Last Formal Act EPA Date : N/R
 Facility Last Formal Act State Date : N/R
 Facility Last Informal Act EPA Date : N/R
 Facility Last Informal Act State Date: N/R
 Facility Federal Agency : N/R
 TRI Reporter : N/R
 Facility Imp Water Flag : N/R
 Current SNC Flag : N
 Indian County Flag : N
 Federal Flag : N/R
 US Mexico Border Flag : N/R
 Chesapeake Bay Flag : N/R
 AIR Flag : N
 NPDES Flag : N
 SDWIS Flag : N
 RCRA Flag : Y
 TRI Flag : N
 GHG Flag : N
 Major Flag : N/R
 Active Flag : Y
 NAA Flag : N/R
 Latitude : 46.1982
 Longitude : -119.111006
 Last Date in Agency List : 09/23/2019

FRS

Facility Name : KENNEWICK CITY
 Facility Address : 414 10TH AVE, KENNEWICK, WA 99336
 County : BENTON

Registry ID : 110005319663
 FRS Facility URL : [Click here for hyperlink provided by the agency.](#)
 Last Date in Agency List : 08/12/2019

Source Description :

All generators and treatment, storage, and disposal (TSD) facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years. The data collected is used to create the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report. This data is processed within the RCRA Information (RCRAInfo) database.

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

FRS (cont.)

Source Description :

RCRAInfo is EPA's comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984 through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA. RCRAInfo also supports generation of the National Hazardous Waste Biennial Report. All generators and treatment, storage, and disposal facilities who handle hazardous waste are required to report to the EPA Administrator at least once every two years to support creation of the Biennial Report.

Source Description :

The WA-FSIS provides a means to query and display data maintained by the Washington Department of Ecology. This system contains key information for each facility/site that is currently, or has been, of interest to the Air Quality, Dam Safety, Hazardous Waste, Toxics Cleanup, and Water Quality Programs.

FRS Environmental Interest

Source and System ID :

RCRAINFO - WAD040187544
 WA-FSIS - 98555585

RCRA_VSQG

Facility Name : KENNEWICK CITY
Facility Address : 414 10TH AVE, KENNEWICK, WA 99336
County : BENTON

Date Form Received by Agency : 03/07/2019
EPA ID : WAD040187544
Mailing Address : PO BOX 6108, KENNEWICK, WA 99336
Contact : MARTIN NELSON
Contact Address : PO BOX 6108, KENNEWICK, WA 99336
Contact Country : US
Contact Telephone : 509-585-4306
Contact Email : MARTIN.NELSON@CI.KENNEWICK.WA.US
EPA Region : 10
Land Type : Municipal
Source Type : Notification
Classification : Very Small Quantity Generator

Description :

Handlers that generate 100 kilograms or less of hazardous waste per calendar month, and accumulate 1000 kg or less of hazardous waste at any time; or generate one kilogram or less of acutely hazardous waste per calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste; or generate 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulate at any time: 1 kg or less of acutely hazardous waste; or 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste.

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

RCRA_VSQG (cont.)

Last Date in Agency List : 09/27/2019

Owner/Operator Summary

Owner/Operator Name : KENNEWICK CITY
 Owner/Operator Address : PO BOX 6108, KENNEWICK, WA 99336
 Owner/Operator Country : US
 Owner/Operator Telephone : 509-585-4200
 Owner/Operator Email : N/R
 Owner/Operator Fax : N/R
 Legal Status : Municipal
 Owner/Operator Type : Owner
 Owner/Operator Start Date : 12/31/2018
 Owner/Operator End Date : N/R

Owner/Operator Name : KENNEWICK CITY
 Owner/Operator Address : PO BOX 6108, KENNEWICK, WA 99336
 Owner/Operator Country : US
 Owner/Operator Telephone : 509-585-4200
 Owner/Operator Email : N/R
 Owner/Operator Fax : N/R
 Legal Status : Private
 Owner/Operator Type : Owner
 Owner/Operator Start Date : 11/21/1996
 Owner/Operator End Date : N/R

Owner/Operator Name : KENNEWICK CITY
 Owner/Operator Address : PO BOX 6108, KENNEWICK, WA 99336
 Owner/Operator Country : US
 Owner/Operator Telephone : 509-585-4249
 Owner/Operator Email : N/R
 Owner/Operator Fax : N/R
 Legal Status : Municipal
 Owner/Operator Type : Operator
 Owner/Operator Start Date : 11/21/1996
 Owner/Operator End Date : N/R

Handler Activities Summary

U.S. Importer of Hazardous Waste : N
 Mixed Waste (Haz. and Radioactive) : N
 Recycler of Hazardous Waste : N
 Transporter of Hazardous Waste : Y
 Treater, Storer or Disposer of HW : N
 Underground Injection Activity : Y
 On-site Burner Exemption : N
 Furnace Exemption : N
 Used Oil Fuel Burner : N
 Used Oil Processor : N
 Used Oil Refiner : N
 Used Oil Fuel Marketer to Burner : N
 Used Oil Specification Marketer : N

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

EnviroSite ID: 414218998
EPA ID: WAD040187544

RCRA_VSQG (cont.)

Used Oil Transfer Facility : N
 Used Oil Transporter : Y

Historical Generators

Date Form Received by Agency : 02/09/2018
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/28/2017
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/12/2016
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/27/2015
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 04/16/2014
 Facility Name : KENNEWICK CITY
 Classification : Not a generator, verified

Date Form Received by Agency : 04/08/2013
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/17/2012
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/28/2011
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 03/03/2010
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/13/2009
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

RCRA_VSQG (cont.)

Date Form Received by Agency :	12/31/2008
Facility Name :	KENNEWICK CITY
Classification :	Not a generator, verified
Date Form Received by Agency :	01/08/2008
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	01/04/2007
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	03/07/2006
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	12/31/2005
Facility Name :	KENNEWICK CITY
Classification :	Not a generator, verified
Date Form Received by Agency :	11/09/2005
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	03/23/2005
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	12/31/2004
Facility Name :	KENNEWICK CITY
Classification :	Not a generator, verified
Date Form Received by Agency :	02/27/2004
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	02/13/2003
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator
Date Form Received by Agency :	01/14/2002
Facility Name :	KENNEWICK CITY
Classification :	Very Small Quantity Generator

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

Envirosite ID: 414218998
EPA ID: WAD040187544

RCRA_VSQG (cont.)

Date Form Received by Agency : 01/12/2001
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 06/06/2000
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 01/04/1999
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/09/1998
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 02/10/1997
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Date Form Received by Agency : 03/07/1985
 Facility Name : KENNEWICK CITY
 Classification : Very Small Quantity Generator

Hazardous Waste Summary

Waste Code / Name :

F003 - THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Notices of Violations Summary

Regulation Violated : N

Evaluation Action Summary

Evaluation Date : 03/20/2012
 Evaluation : COMPLIANCE EVALUATION INSPECTION ON-SITE
 Area of Violation : N/R
 Date Achieved Compliance : N/R
 Evaluation Lead Agency : State

Map Id: A3
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : KENNEWICK CITY
 414 10TH AVE
 KENNEWICK, WA 99336
Database(s) : [ALL SITES - WA, BRS, ECHO, FRS,
 RCRA_VSQG, VCP - WA] **(cont.)**

EnviroSite ID: 414218998
EPA ID: WAD040187544

VCP - WA

Facility Name : Kennewick City
 Facility Address : 414 10TH AVE, KENNEWICK, 99336
 County : Benton

Facility/Site ID : 98555585
 Alternate Name : Kennewick City
 Program Name : Kennewick City
 WRIA : 31
 Legislative District : 8
 Congressional District : 4
 Ecology Region : CRO
 Ecology Program Phone : (360) 407-7224
 Tribal Land : No
 Latitude : 46.19798
 Longitude : -119.109
 Last Date in Agency List : 10/24/2017

Program Details

Program : TOXICS
 Program ID : SW1309
 Interaction Type : Voluntary Cleanup Sites

Interaction Type Description : For a fee, Ecology staff will review an independent cleanup report(s) and provide a written decision about the adequacy of the cleanup actions taken and described in the report.

Status : N/R
 Start Date : 06/25/2013
 End Date : N/R
 SIC : 9999 - NONCLASSIFIABLE ESTABLISHMENTS

NAICS : 8113 - Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance

Map Id: A4
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : CITY KENNEWICK 1
 46.196551, -119.108800
 KENNEWICK, WA
Database(s) : [UIC - WA]

EnviroSite ID: 415733784
EPA ID: N/R

UIC - WA

Facility Name : City Kennewick 1
 Facility Address : Kennewick
 County : Benton

Map Id: A4
 Direction:
 Distance:
 Actual: Not Available
 Elevation:
 Relative:

Site Name : CITY KENNEWICK 1
 46.196551, -119.108800
 KENNEWICK, WA
Database(s) : [UIC - WA] (**cont.**)

Envirosite ID: 415733784
EPA ID: N/R

UIC - WA (**cont.**)

Construction Date : 01/01/1997
 Construction Type : Drywell
 Registration Type : Municipal Stormwater
 EPA Class V Type : 5H1 - Stormwater
 Well Status : Active
 Well Name : 07802dw0011
 Well Owner : City of Kennewick
 Depth : 14
 Latitude : 46.196551
 Longitude : -119.108800
 Last Date in Agency List : 10/23/2019

Map Id: 5
 Direction: SE
 Distance: 0.087 mi.
 Actual: 459.604 ft.
 Elevation: 0.07 mi. / 370.551 ft.
 Relative: Higher

Site Name : ROBINSON BOB
 724 E 14TH
 KENNEWICK, WA 99337
Database(s) : [ALL SITES - WA, ECHO, FRS,
 RCRA_NONGEN]

Envirosite ID: 414908309
EPA ID: WAD981761869

ALL SITES - WA

Facility Name : Robinson Bob
 Facility Address : 724 E 14TH, KENNEWICK, 99337
 County : Benton

Facility/Site ID : 18424465
 Alternate Name : N/R
 Program Name : N/R
 WRIA : 31
 Legislative District : 16
 Congressional District : 4
 Ecology Region : CRO
 Ecology Program Phone : (360) 407-6734
 Tribal Land : N
 Latitude : 46.19534
 Longitude : -119.10648
 Last Date in Agency List : 09/18/2019

Program Details

Program : HAZWASTE
 Interaction Type : Hazardous Waste Generator

Interaction Type Description : Facilities that generate any quantity of a dangerous waste. They may be classified as SQG, MQG, or LQG depending on hazardous waste generated for a given month.

Status : Inactive
 Start Date : 12/12/1986

Department Decision Recommendation

RE: LUST # 11003

Site: City of Kennewick Shop Compound City: Kennewick County: Benton

In keeping with the requirement of WAC 173-340-310 (4) I recommend that this site receive a No Further Action determination. A release has occurred at the site, but it no longer poses a threat to human health or the environment.

Supporting Criteria:

In August 1993, four underground storage tanks (USTs) were removed from the City of Kennewick Shop Compound located at 414 East 10th Avenue in Kennewick, Washington. The tanks included one 10,000-gallon diesel tank, one 4,000-gallon gasoline tank, one 8,000-gallon gasoline tank, and one 10,000-gallon gasoline tank.

Approximately 333 cubic yards of suspected petroleum hydrocarbon contaminated soil (PCS) was removed from the tank excavation and transported to a City of Kennewick location approved for landfarming. The PCS was combined with soil from other city remediation sites and landfarmed until sampling occurred in December 1994. Laboratory results indicated that the landfarmed PCS did not contain petroleum hydrocarbon concentrations above the laboratory detection limits of 20 ppm gasoline, 50 ppm diesel, or 100 ppm for heavy oils. These soils were later used for road construction.

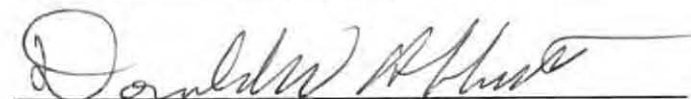
Analytical results from confirmational soil sampling from the excavation indicated that petroleum hydrocarbon concentrations remaining in soil at the site do not exceed Model Toxics Control Act Method A cleanup levels.

This Department Decision Recommendation should be reviewed and re-evaluated based on any new information about these sites.

Investigator(s) Jeff Newschwander
Print and sign name(s)



DATE: 12/14/2005



Section Supervisor

DATE: 12-17-05

APPENDIX D

Photographic Documentation



Photograph 1: View across the site from the west side looking east toward the SWAT storage building and vehicle maintenance shop.



Photograph 2: A pad-mounted transformer near the northeast corner of the vehicle maintenance shop.



Photograph 3: View of the vehicle maintenance shop and a solid waste dumpster on the east side.



Photograph 4: View of the waste oil USTs with barriers around the standpipe.



Photograph 5: Close up of waste oil UST standpipe



Photograph 6: View of several empty 55-gallon drums near the vehicle impound lot.



Photograph 7: View of vehicle impound lot at the southeast corner of the site.



Photograph 8: View across the south half of the site, looking west from the vehicle impound lot.



Photograph 9: View of the oil/water separator near the southwest corner of the site.



Photograph 10: View of the paint storage building along the west site boundary.



Photograph 11: View of the wash rack area on the east side of the lube building.



Photograph 12: Inside of Parks and Recreation Storage Shed #2 showing an empty tote of transmission fluid.



Photograph 13: An asphalt crack-sealing machine in the former vehicle shop at the northwest corner of the site.



Photograph 14: A 55-gallon drum of isopropyl alcohol and buckets of paint and paint thinner in the paint storage building.



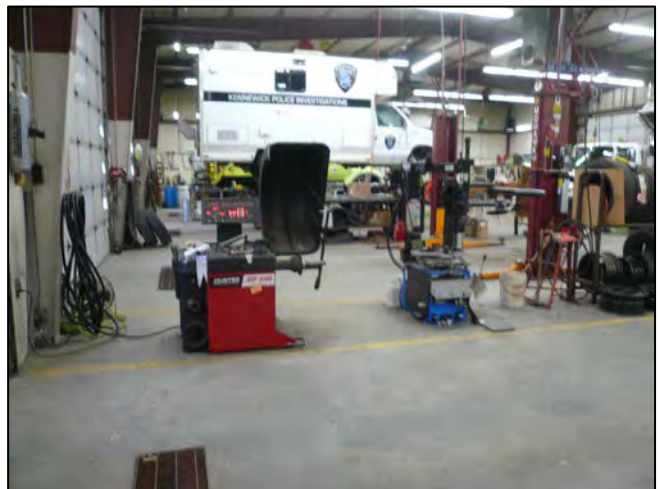
Photograph 15: View of various chemical containers in the hazardous waste storage building.



Photograph 16: View of silica beads stored in the parks and recreation storage building.



Photograph 17: Pallets of sodium nitrate stored in the pesticide storage building.



Photograph 18: View across the vehicle maintenance shop interior.



Photograph 19: View of 1 of the 2 functional in-ground hydraulic lifts in the vehicle shop.



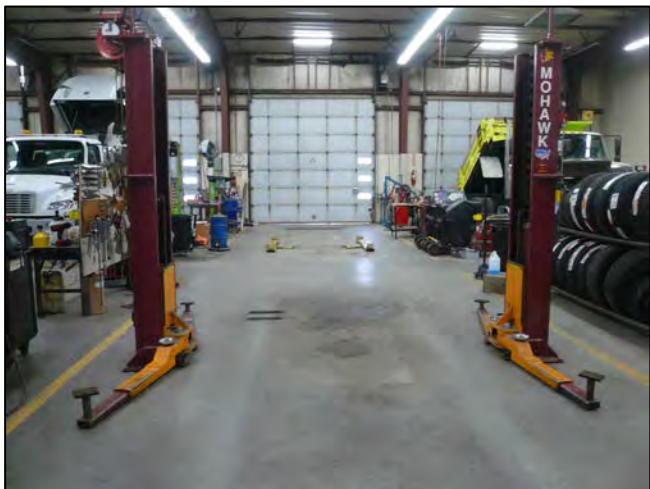
Photograph 20: the 250-gallon waste oil AST at the interior southwest corner of the shop.



Photograph 21: View of the recently installed 2,930-gallon waste oil AST at the exterior southwest corner of the vehicle maintenance building.



Photograph 22: View of vehicle batteries and other automotive fluids in the vehicle shop.



Photograph 23: View of the above-ground hoist and concrete patch from the former in-ground hoist in the vehicle shop.



Photograph 24: An in-ground hoist in the vehicle shop.

APPENDIX E

Statement of Qualifications

JOSH KANNENBERG, P.G., L.G.

jkannenber@geoprocorp.com



CLIENT COMMITMENT

"I am committed to value-added project management."

ENVIRONMENTAL SERVICES MANAGER

Josh has 15+ years experience conducting Phase I and Phase II Environmental Site Assessments and environmental sampling projects on industrial facilities, fueling stations, commercial properties, agricultural land, multi-tenant apartment complexes, single family residences, easements, and undeveloped land. Josh is also adept at industrial hygiene monitoring, incremental soil sampling, multi-tiered QA/QC, asbestos surveys, indoor air quality surveys, lead inspections, abatement oversight, environmental drilling oversight and sampling, geo-technical sample collection, and environmental remediation projects.

PROFESSIONAL REGISTRATION AND AFFILIATIONS

- Licensed Geologist - Washington (No. 3071)
- Professional Geologist - Idaho (No. 1515)
- U.S. EPA 40 CFR Part 763 AHERA - Building Inspector, Contractor/Supervisor, Project Designer, Management Planner
- National Institute of Occupational Safety and Health (NIOSH) - NIOSH 582-Equivalent Trained
- US Environmental Protection Agency (EPA) - Certified Lead Paint Inspector, Certified XRF Operator
- Occupational Safety and Health Administration (OSHA) - 30-Hour OSHA Construction Safety/Health
- U.S. EPA 29 CFR Part 1910.120 Hazardous Waste Operations and Emergency Response (HAZWOPER) - 40-Hour HAZWOPER, 8-Hour HAZWOPER, Supervisor

EDUCATION

Bachelor of Science - Geology, University of Idaho, 2008

REPRESENTATIVE EXPERIENCE

Former Goodman Oil Brownfields Project — Moscow, Idaho

Josh currently serves as the project manager for an Idaho Department of Environmental Quality (IDEQ) Brownfields project at a former service station and bulk plant in Moscow. The initial site characterization included exploratory soil borings, installation of groundwater monitoring wells and associated sampling activities. Josh is currently involved with evaluating the site risk factors by developing a site conceptual model based on future site redevelopment. Josh prepared the Project Quality Assurance Project Plan (QAPP) for the project as well as the Limited Phase II Environmental Site Assessment (ESA) report. The site was entered into the Voluntary Remediation Program (VRP) with the IDEQ and a Voluntary Remediation Work Plan (VRWP) was prepared to bring the site to closure with an environmental covenant. The project is currently ongoing with completion anticipated in 2017.

Idaho DEQ Experience

Josh has successfully managed various projects under regulatory oversight of the Idaho DEQ including sites within the Federal Brownfields Program and the IDEQ's VRP. He is familiar with the level of data quality control and work plan processes required by the IDEQ to bring contaminated sites to closure within the regulatory framework of the state programs.

University of Idaho (UI) and Washington State University (WSU) Hazardous Material Inspections, Abatement Oversight and Air Clearance Services

Josh has conducted several hazardous building material surveys, asbestos abatement oversight, and air clearance sampling at facilities on both UI and WSU campuses. Josh has served as a project manager for the Kreugel-McCallister (KMAC) and Stephenson Commons hazardous materials inspection projects. He has experience conducting asbestos survey activities within the WSU steam tunnel network, including historic thermal systems insulation (TSI) on pipe systems and unique access and safety requirements. UI projects include abatement oversight services at the Art and Architecture building and hazardous material inspection at Life Sciences South.

TRAVIS WAMBEKE, P.E., P.G., MBA

twambeke@geoprocorp.com

**CLIENT COMMITMENT**

"I strive to provide continuous client communication to incorporate design efficiencies and develop cost-effective solutions to soil engineering problems."

PRINCIPAL ENGINEER

Travis is the Chief Executive Officer and President for GPI. Travis has 20+ years' experience with geotechnical engineering projects throughout Washington, Idaho, Montana, Wyoming, and Oregon, and provides overall corporate vision and leadership for GPI's diverse staff. Specialization areas include contract evaluation, business acquisition and client relations. Technical areas include geologic characterization, intermediate and deep foundations, developing practical solutions to soil-related earthwork and foundation construction challenges, environmental assessments, site monitoring, and construction material testing.

PROFESSIONAL REGISTRATION AND AFFILIATIONS

- **Professional Engineer** - Idaho, Washington, Wyoming
- **Professional Geologist** - Washington
- **Washington Association of Building Officials (WABO)** - Technical Director
- **International Code Council (ICC)** - Special Inspector: Reinforced Concrete
- **Idaho Society of Professional Engineers (ISPE)** - President (2002, 2001, 2000), Vice President (1999)
- **Geoprofessional Business Association (GBA)** - Fundamentals of Professional Practice (1997)
- **University of Idaho College of Business Advisory Board**
- **ASCE Ethics Committee** (2012-2014)
- **Nuclear Gauge Safety Training**

EDUCATION

Master of Business Administration, University of Idaho, 2010

Master of Science - Geological Engineering, University of Idaho, 1997

Bachelor of Science - Geological Engineering, University of Idaho, 1993

REPRESENTATIVE EXPERIENCE**Quality Assurance**

As GPI's CEO, Travis actively participates in each of our disciplines. He regularly invests time to review proposals and deliverables, as well as mentor and bolster staff throughout the company. His commitment to quality products is tied to his commitment to GPI's clients; assuring clients are delivered the service he believes they deserve.

Phase I and II Environmental Site Assessments

Travis has been performing Phase I and II site assessments for 15 years for public and private sector clients. His experience ranges from Phase I ESAs to site sampling plans to design and installation of remediation systems. Travis is a licensed Professional Geologist as well as Professional Engineer and is experienced in groundwater exploration and development of groundwater monitoring programs.

I-Minerals Prospect Mine Development - Latah County, Idaho

Travis was the project manager and principal engineer for this mining project. He oversaw extensive haul route and waste dump exploration during all seasons, performed cut /fill slope analyses, and accomplished a detailed material, methodology, and costing evaluation for a remote bridge installation. In addition, Travis facilitated geologic mapping, property analysis, and exploration for competent aggregate borrow sources in the area. Part of the analysis included waste dump slope stability, including stabilizing old tailings that had experienced slope failure and erosion. Plant siting and tailings pond analyses were also critical elements of this 3-year project. Two additional project aspects included a barge and rail load-out facility and cost considerations of rail transport along the historic St. Maries railroad route.

Low Impact Development (LID) Project Aspects, Washington State University – Pullman, Washington

Travis has interacted with numerous project design teams in both the design-build and design-bid-build delivery mechanisms to provide geotechnical information and consultation for LID improvements on various projects across Pullman's Washington State University (WSU) campus. Specifically, GPI has provided geotechnical exploration, soil infiltration testing and laboratory analysis to provide design analysis for designing rain gardens, bio-infiltration swales and pervious pavement applications. In addition, GPI has provided pavement section thickness recommendations and mixed property specifications for pervious asphalt and concrete pavement applications on WSU campus.