

# **LIMITED ENVIRONMENTAL SITE EVALUATION**

**2824 AND 2828 NORTH NEVADA STREET**

**ALLWEST Project No. 219-211E2**

**Date: MARCH 25, 2020**

***Prepared for:***

**Mr. Jonathan Mallahan  
Catholic Charities of Eastern Washington  
12 East 5<sup>th</sup> Avenue  
Spokane, Washington 99202**

***Prepared by:***

**ALLWEST  
3005 North Industrial Lane, 5<sup>th</sup> Street  
Spokane, Washington 99201**





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March 25, 2019

Mr. Jonathan Mallahan  
Catholic Charities of Eastern Washington  
12 East 5<sup>th</sup> Avenue  
Spokane, WA 99202

**RE: Limited Environmental Site Evaluation Services  
2824 & 2828 North Nevada Street  
Spokane, Washington 99202  
ALLWEST Proposal No. 219-211E2**

Mr. Mallahan:

**ALLWEST** is pleased to submit this Limited Environmental Site Evaluation (LESE) report for the above referenced site. This report presents our findings, opinions and recommendations.

We appreciate the opportunity to perform these services. Please contact either of the undersigned if you have questions regarding the information provided in the report.

Sincerely,

**ALLWEST**

Prepared by:

A handwritten signature in blue ink, appearing to read "Cole W. Warrick".

**Cole W. Warrick, P.G.**  
Environmental Professional

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2824 & 2828 NORTH NEVADA STREET  
SPOKANE, WASHINGTON

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## **LIMITED ENVIRONMENTAL SITE EVALUATION**

**2824 & 2828 NORTH NEVADA STREET  
SPOKANE, WASHINGTON 99202**

**ALLWEST Project No. 219-211E2**

### **1.0 INTRODUCTION**

#### **1.1 Project Description**

ALLWEST performed a Phase I ESA for the site and identified records of a former underground storage tank (UST) reported to have been located at 2824 North Nevada Street. The UST was reported to have been closed, however soil sampling was not performed. The site building at 2828 North Nevada Street was reportedly once a carpet cleaning business. We understand the current owner communicated that the former carpet cleaning business may have used an interior drain to drain products used in the cleaning operation.

#### **1.2 Scope of Services**

The objective of the LESE was to subcontract for a sewer line video camera inspection to verify the interior drain at 2828 North Nevada is hooked to City Sewer and was in good condition. In addition, we subcontracted for subsurface explorations to attempt to identify evidence of a UST and/or contaminated soil at 2824 North Nevada.

#### **1.3 Standard of Care**

ALLWEST's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. ALLWEST makes no warranties, either express or implied, regarding the findings, conclusions or recommendations. These LESE services were performed in accordance with the verbally agreed to scope of services agreed with you, our client, and were not restricted by ASTM E1903-11.

#### **1.4 Additional Scope Limitations**

Findings, conclusions and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of services; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, non-detectable or not present during these



services, and we cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this LESE. Subsurface conditions may vary from those encountered at specific subsurface exploration locations or during other surveys, tests, assessments, evaluations or exploratory services; the data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

## **1.5 Reliance**

This report has been prepared for the exclusive use and reliance of the Catholic Charities of Eastern Washington. Any authorization for use or reliance by any other party (except a governmental entity having jurisdiction over the site) is prohibited without the express written authorization of the Volunteers of America and ALLWEST. Any unauthorized distribution or reuse is at the client's sole risk. Notwithstanding the foregoing, reliance by authorized parties will be subject to the terms, conditions and limitations stated in the LESE report. The limitation of liability defined in the terms and conditions is the aggregate limit of ALLWEST's liability to the client and all relying parties unless otherwise agreed in writing.

## **2.0 FIELD ACTIVITIES**

### **2.1 Ground Penetrating Radar**

ALLWEST subcontracted Utilities Plus Locating service to perform Ground Penetrating Radar (GPR) scans to attempt to identify the location of an underground storage tank (UST) or areas on the site that may indicate the backfill of a removed UST.

GPR scanning was performed on the entire fenced parking area south and east of the existing building. No UST was identified by the GPR technician.

### **2.2 Subsurface Exploration**

#### 2824 North Nevada Street

ALLWEST subcontracted for Northern Lights Drilling to perform drilling and soil sampling around two areas of interest. We observed a metal ring exposed at the surface on the north side of the site and a small concrete pad on the south side of the site. No UST was identified by the GPR in these locations however, drilling was performed to verify. We observed 4 borings at the north location and 4 at the south location from 8 to 16 feet below the surface. No evidence of a UST or UST backfill material (sand) was encountered in either location. explorations were performed at the locations identified on Figure A-2 (Exploration Map).

During our drilling operations we monitored the soil samples with a Photo Ionization Detector (PID) and sensory methods for volatile organic compounds (VOCs) and any hydrocarbon odors or other evidence of contamination. No VOCs, staining or hydrocarbon odors were observed.



In addition, we interviewed a former site owner who recalled the filling of the reported UST with sand. The former owner identified an approximate area he suspected the tank to have been in located when filled in 1986. ALLWEST subcontracted for a contractor to excavate the suspected area for evidence of the tank or contamination. Following extensive exploration, no UST or contamination or backfill sand was identified.

#### 2828 North Nevada Street

ALLWEST subcontracted for a sewer line video camera inspection to verify the interior drain at 2828 North Nevada was hooked to City of Spokane Sewer. ALLWEST observed the video feed during the camera inspection and a copy of the video is retained in our files. The inspection verified the suspect drain was hooked to sewer and did not have obvious cracks/breaks or other areas that may have been a conduit for chemicals (if ever dumped) to infiltrate the subsurface soil.

### **3.0 SUMMARY OF FINDINGS, OPINIONS AND RECOMMENDATIONS**

The following summary of findings along with opinions and recommendations are provided:

- The suspected UST was not identified following extensive explorations and further investigation of the site with regards to the UST does not appear warranted at this time.
- The interior drain at 2828 North Nevada is hooked to City Sewer and does not appear to be a potential conduit for soil contamination if past dumping had occurred.

### **4.0 LIMITATIONS**

The findings, opinions and recommendations provided in this report are based on a limited number of explorations at the approximate locations and depths indicated. Our services consist of professional opinions and conclusions made in accordance with generally accepted environmental consulting principles and practices in our local area at the time this report was prepared. This acknowledgement is in lieu of all warranties either expressed or implied.



## **APPENDIX A**

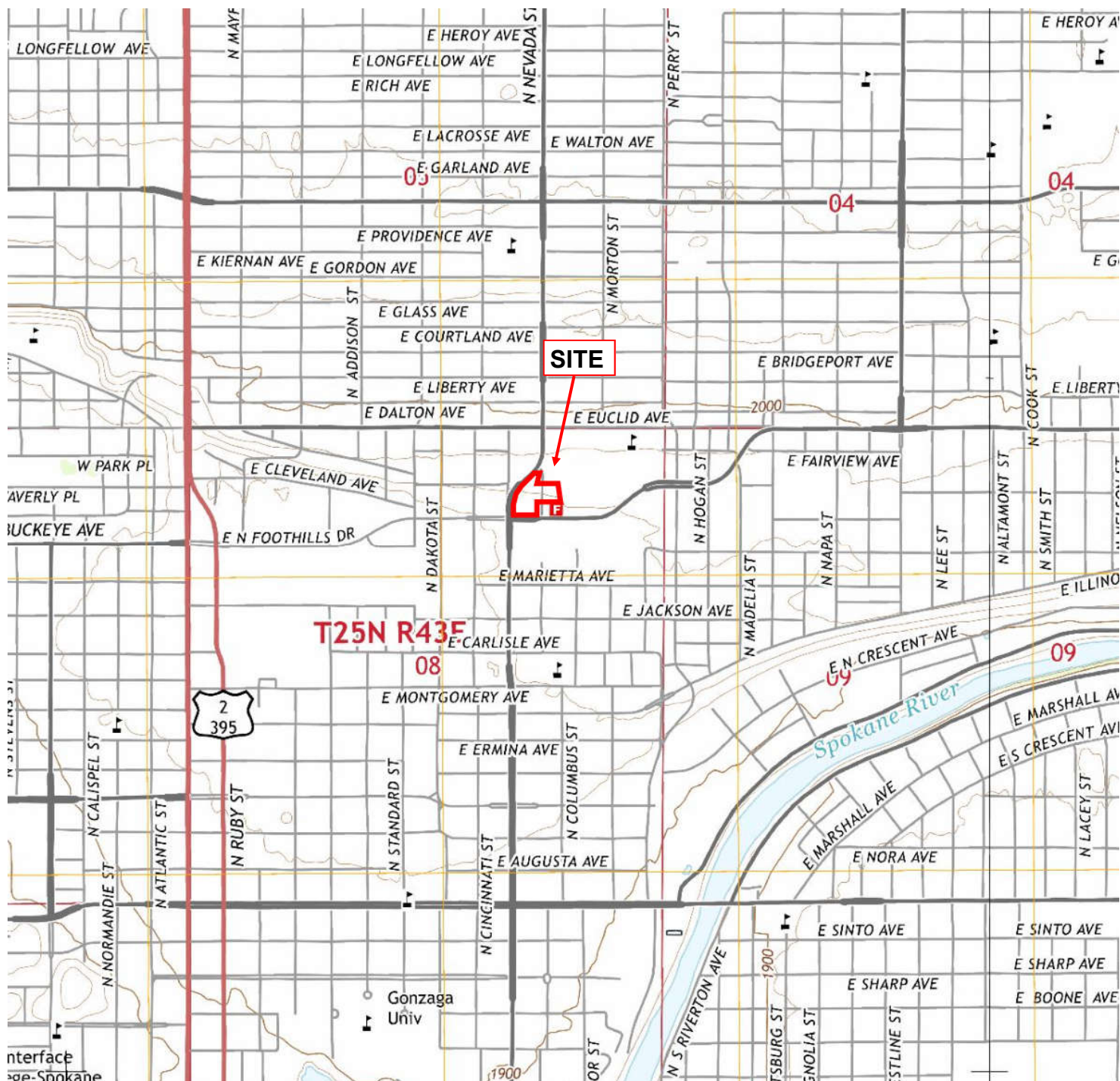
**Figure A-1 – Vicinity Map**  
**Figure A-2 – Exploration Map**



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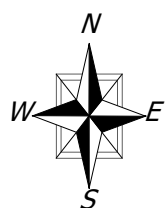
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Source: USGS Spokane NW Quadrangle 2014

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



3005 N. Industrial Lane 5th Street, #S-21  
Spokane Valley, Washington  
[www.allwesttesting.com](http://www.allwesttesting.com)

#### FIGURE A-1 - SITE VICINITY MAP

LIMITED ENVIRONMENTAL SITE EVALUATION

2824 & 2828 NORTH NEVADA STREET

SPOKANE, WASHINGTON

Client Name: CATHOLIC HOUSING SERVICES OF E. WA

Project No.: 219-211E2

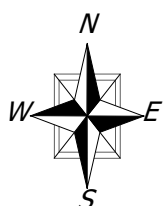
Date: MARCH 2020





- APPROXIMATE AREA EXPLORED WITH EXCAVATOR
- AREA SCREENED BY GPR
- AREA EXPLORED WITH BORINGS

DIAGRAM IS FOR GENERAL LOCATION ONLY



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Spokane Valley, Washington  
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#### FIGURE A-2 EXPLORATION MAP

LIMITED ENVIRONMENTAL SITE EVALUATION

2824 & 2828 NORTH NEVADA STREET

SPOKANE WASHINGTON

Client Name: CATHOLIC CHARITIES OF EASTERN WA

Project No.: 219-211E2

Date: MARCH 2020

## **APPENDIX B**

### **Photographs**



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**Site Photographs**  
**Site Name: 2824 & 2828 North Nevada Street**  
**ALLWEST Project No. 219-274E2**  
**Date Taken: March 11 & 19, 2020**



**Photo #1** View of suspected UST area south side of property.



**Photo #2** View of suspected UST area north side of property.



**Photo #3** View of suspected UST area north side of property.



**Photo #4** View of trench excavation north side of property.



**Photo #5** View of excavations north side of property.



**Photo #6** View of excavation area north side of property.