CITY OF RICHLAND
Determination of Non-Significance
File No. PLN-T1-2024-00027

Description of Proposal: Development of a 0.36-acre site in the C-1 zone with a 500 square foot drive-through café..

Proponent: Clover Planning & Zoning LLC
Attn: Shane O'Neill
6904 Rogue Dr
Pasco, WA 99301

Location of Proposal: 590 Gage Blvd is located at the northwest corner of Gage Blvd. and Leslie Drive, Richland, Washington.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

(**X**) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens
Position/Title: Planning Manager
Address: 625 Swift Blvd., MS #35, Richland, WA 99352
Date: July 3, 2024
Comments Due: July 19, 2024

Signature _____

SEPA[1] Environmental Checklist

Commented [BL(1]: Use this template for Short Reports that are 12 pages or LESS including appendices. This type of report does not include a table of contents.

Detailed instructions are located at the end of the template if needed.

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   Wake-Up-Call Drive-Through Cafe

2. **Name of applicant:**

   Shane O'Neill, Clover Planning & Zoning LLC

3. **Address and phone number of applicant and contact person:**

   Shane O'Neill, (509)713-4560, 6904 Rogue Drive, Pasco, WA 99301

4. **Date checklist prepared:**

   June 11, 2024

5. **Agency requesting checklist:**

   City of Richland

6. **Proposed timing of schedule (including phasing, if applicable):**

   Construction beginning 2024 and completed early 2025

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   Pre-Demolition Hazardous Materials Survey Report by PBS Engineering, dated Sept. 2023

   No Further Action Opinion from Dept. of Ecology, dated July 14, 2023

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   A Special Use Permit application with the City of Richland is a required land use approval

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    A Special Use Permit application with the City of Richland is a required land use approval

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    Development of a 0.36-acre site in the C-1 zone with a 500 square foot drive-through café.

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

Site development includes paving and landscaping.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

590 Gage Blvd is located at the northwest corner of Gage Blvd. and Leslie Drive, Richland, Washington. Site plan included herewith.

B. Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Warden very fine sandy loam, 0 to 2 percent slopes, eroded

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

200 cubic yards, no fill, no export

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

Wind erosion is possible.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

85% impervious surfaces from the building and parking/driving asphalt

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Temporary erosion and sediment control measures include silt fencing and site watering during construction.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction vehicle combustion engine emissions and customer vehicles will be generated in the short and long term. Emission cannot be reasonably quantified.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Integrated vehicle emission control technologies

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   None

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   None

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Stormwater will be capture and infiltrated on-site using infiltration trench(es).

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   No

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater will be capture and infiltrated on-site using infiltration trench(es).

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☐ **deciduous tree: alder, maple, aspen, other**

☐ **evergreen tree: fir, cedar, pine, other**

☐ **shrubs**

☐ **grass**

☐ **pasture**

☐ **crop or grain**

☐ **orchards, vineyards, or other permanent crops.**

☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

None

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Locally available trees, grasses and shrubs will be planted along both frontages.

e. List all noxious weeds and invasive species known to be on or near the site.

The site lacks vegetation.

5. Animals

Find help answering animal questions[8]

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

   Examples include:

   - **Birds: hawk, heron, eagle, songbirds, other:**
   - **Mammals: deer, bear, elk, beaver, other:**
   - **Fish: bass, salmon, trout, herring, shellfish, other:**

   none

b. **List any threatened and endangered species known to be on or near the site.**

   none

c. **Is the site part of a migration route? If so, explain.**

   Richland lies within the Pacific Flyway

d. **Proposed measures to preserve or enhance wildlife, if any.**

   None

e. **List any invasive animal species known to be on or near the site.**

   None

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   Electric for air heating and cooling and for water heating

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   2021 WSEC construction compliance

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals
[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No

1. **Describe any known or possible contamination at the site from present or past uses.**

   Underground fuel storage tanks have been removed. HazMat report included herewith.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   None affecting site design. Soil remediation is complete.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   None

4. **Describe special emergency services that might be required.**

   Police, fire, ambulance

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   OSHA protocol compliance, sewer connection

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   None

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Passenger vehicle idling noise will be cloaked by the traffic noise associated with the adjacent signalized road intersection.

3. **Proposed measures to reduce or control noise impacts, if any:**

   Mitigation measures are not warranted.

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site – vacant

North – Commercial

West – Commercial

East – Medical Clinic

South – Commercial

The proposed café will not impact the surrounding land uses

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

C-1 (Neighborhood Retail)

f. What is the current comprehensive plan designation of the site?

Commercial

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

No

i. **Approximately how many people would reside or work in the completed project?**

Approximately 5 employees

j. **Approximately how many people would the completed project displace?**

Zero

k. **Proposed measures to avoid or reduce displacement impacts, if any.**

None warranted

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

Zoning code review and compliance

m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

None warranted

9. Housing

Find help answering housing questions[12]

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Zero

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Zero

c. **Proposed measures to reduce or control housing impacts, if any:**

None warranted

10. Aesthetics

Find help answering aesthetics questions[13]

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Up to fifteen foot tall structure. Stucco, metal and Hardi-board

b. **What views in the immediate vicinity would be altered or obstructed?**

None

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics

c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Franchise design requirements ensure attractive outward appearance.

11. Light and glare

Find help answering light and glare questions[14]

a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Parking lot lighting

b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

No

c. **What existing off-site sources of light or glare may affect your proposal?**

None

d. **Proposed measures to reduce or control light and glare impacts, if any:**

Outdoor lighting will be shielded from the horizontal plane to eliminate light trespass.

12. Recreation

Find help answering recreation questions

a. **What designated and informal recreational opportunities are in the immediate vicinity?**

A municipal linear park containing a pathway and lawn is located 600 feet to the north.

b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Mitigation measures are not warranted.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

No

b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material**

[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare
[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Visual surface inspection. The site was previously excavated, and soil replace to remediate contamination from underground fuel storage tanks.

d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Excavation will cease if artifacts are uncovered. Local Tribes and DAHP will be consulted immediately for further direction.

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Leslie Road and Gage Blvd provide direct access to the site. Roads appear on the site plan.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Gage and Leslie belong to Ben-Franklin Transit bus routes

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

No. Adjacent roads are fully developed.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

Coffee/Donut Shop with Drive-Through, No Indoor Seating Land Use Code 938

According to the 11th Edition of the ITE Trip Generation Manual, the café will generate approximately 176 vehicle trips per day.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

g. Proposed measures to reduce or control transportation impacts, if any:

Driveway approaches have bee setback from the road intersection to the maximum extend feasible.

15. Public services

Find help answering public service questions[17]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Reasonably, no.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Mitigation measures are not warranted.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Connections will be made to the existing municipal sewer, water and power stubs.

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

Recoverable Signature

X Shane O'Neill

Signed by: fbf29b3f-4f80-4177-a46d-39faa088cdc4

Type name of signee: Shane O'Neill

Position and agency/organization: Senior Planner, Clover Planning & Zoning Land Use Consultant.

Date submitted: **6/11/2024**

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]
Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   - **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

   - **Proposed measures to protect or conserve energy and natural resources are:**

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

    - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

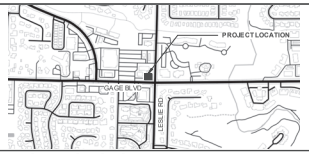
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

    - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Exhibit A

VICINITY MAP



CONTACT / PROJECT SUMMARY

PRIMARY CONTACT: EVAN VERDUIN
TREK ARCHITECTURE
122 S. MONROE, SUITE 202
SPOKANE, WA 99201
509.315.4830
EVAN@TREKARCH.COM

PROPERTY OWNER: 590 GAGE BLVD RICHLAND LLC

ESTIMATED PROJECT VALUATION: $500,000
ESTIMATED START DATE: SUMMER 2024

ZONING CODE SUMMARY

PROJECT ADDRESS:
590 GAGE BLVD
RICHLAND, WA. 99352

ASSESSOR'S PARCEL NUMBER:
1269840001200

LEGAL DESCRIPTION:
THE EAST 130 FEET OF THE SOUTH 130 FEET OF SECTION 26, TOWNSHIP 9 NOR- TH RANGE 28 WITHIN THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26 DEFINED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER

ZONE: C-1

LOT SIZE: 15,600 SF (36 acres)

HEIGHT:
ALLOWED: 30'
PROPOSED: 12'

MINIMUM SETBACK FROM LOT LINES:
FRONT ALLOWED: 45'
FRONT PROPOSED: 45'
SIDE (STREET) ALLOWED: 20'
SIDE (STREET) PROPOSED: 45'
SIDE ALLOWED: 5'
SIDE PROPOSED: 5'
BACK ALLOWED: 5'
BACK PROPOSED: 5'

PARKING REQUIRED: 5 SPACES

OCCUPANCY GROUPS

IBC CHAPTER 3 OCCUPANCY CLASSIFICATION:
CURRENT USE: VACANT
PROPOSED BUSINESS USE: B

ALLOWABLE HEIGHT AND AREA

IBC TABLE 504.3/504.4/506.2

TYPE (CONST.)	HEIGHT (FEET)	HEIGHT (STORIES)	AREA (sf)
B V-B	40	2	9,000

ACTUAL AREA PER FLOOR:
489 S.F. +/-

CONSTRUCTION TYPES

LEVELS	OCCUPANCY GROUPS	CONSTRUCTION TYPE:
LEVEL 1	B	TYPE V-B

IBC TABLE 601/602
FIRE-RESISTANCE REQUIREMENTS - TYPE V-B CONSTRUCTION:
STRUCTURAL FRAME: 0 HR
EXTERIOR BEARING WALLS: 0 HR
INTERIOR BEARING WALLS: 0 HR
EXTERIOR NON-BEARING WALLS: SEE TABLE 602
INTERIOR NON-BEARING WALLS: 0 HR
(NO MIN. FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS PER SECTION 420.2)
FLOOR CONSTRUCTION: 0 HR
(NO MIN. HORIZONTAL ASSEMBLIES AT DWELLING UNIT SEPARATIONS PER SECTION 420.3)
ROOF CONSTRUCTION: 0 HR

MEANS OF EGRESS

IBC SECTION 1006.2.1:
COMMON PATH: <100'-0" REQ'D

IBC TABLE 1006.3.1:
EXITS REQUIRED: 1 EXIT REQUIRED (1 EXIT PROVIDED)

IBC SECTION 1017:
EXIT ACCESS TRAVEL DISTANCE: 200' MAX. ALLOWED, ACTUAL TRAVEL DISTANCE IS 15'.

ACCESSIBILITY

IBC CHAPTER 11
ACCESSIBLE COMMERCIAL SPACES REQUIRED PER 2018 IBC CHAPTER 11 AND AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

AUTOMATIC SPRINKLER SYSTEMS

IBC SECTION 903:
AUTOMATIC SPRINKLER SYSTEMS: NOT REQ'D

IIBC SECTION 905:
STANDPIPE SYSTEMS: NOT REQ'D

IBC SECTION 906
FIRE EXTINGUISHERS: TO BE LOCATED WITHIN 75' TRAVEL DISTANCE

IBC SECTION 907 :
FIRE ALARM SYSTEM WITH NOTIFICATION SYSTEM: NOT REQ'D

SMOKE ALARMS: NOT REQ'D

ZONING PROVISIONS

PARKING REQUIREMENTS

RMC 23.54.020(D)(2) REQUIRED NUMBER OF PARKING SPACES

REQUIRED: 1 SPACE / 100 SF GROSS FLOOR AREA
489 S.F. = 5 SPACES

PROVIDED: **5 SPACES**

STACKING REQUIREMENTS

RMC 23.54.020(E)(5) REQUIRED NUMBER OF STACKING SPACES

REQUIRED: 5 SPACE / DRIVE-IN WINDOW, MINIMUM OF 8
8 SPACES PROVIDED (~147'-9" @ 18' PER CAR LENGTH)

PROVIDED: **8 SPACES**

DRIVEWAY REQUIREMENTS

RMC 12.04.095 WITDH OF DRIVEWAYS

REQUIRED: 35' FOR TWO WAY OPERATION

PROVIDED: **35'**

LANDSCAPING REQUIREMENTS

RMC 23.54.140 LANDSCAPING OF PARKING FACILITIES

REQUIRED: MINIMUM 5' LANDSCAPING STRIP ABUTTING ADJACENT PROPERTIES THAT ARE NOT PUBLIC RIGHT OF WAY

PROVIDED: **5' LANDSCAPING STRIP**

REQUIRED: MINIMUM 10' LANDSCAPING STRIP ABUTTING PUBLIC RIGHT OF WAY

PROVIDED: **10' LANDSCAPING STRIP**

SETBACK REQUIREMENTS

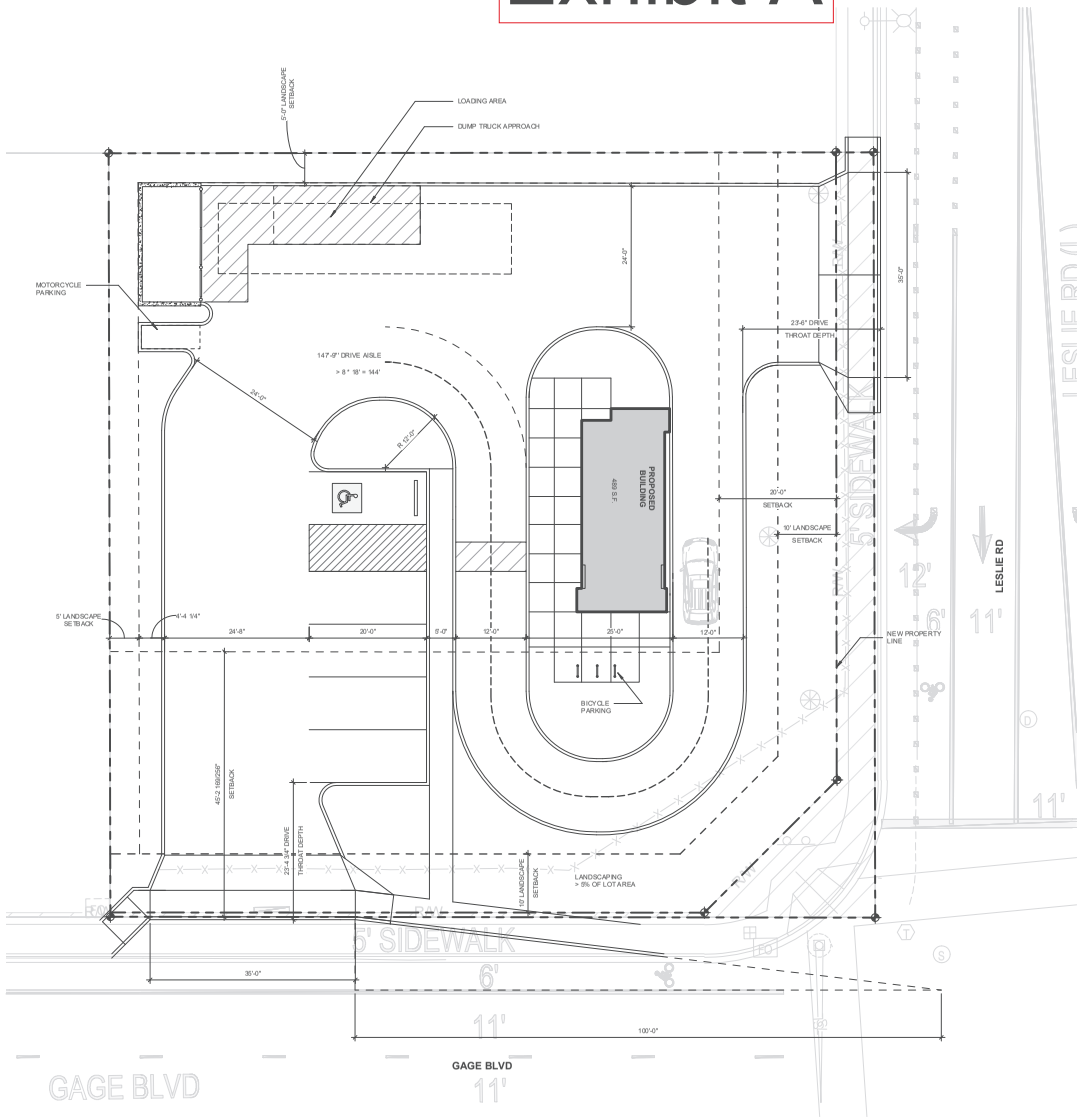
RMC 23.22.040 SITE REQUIREMENTS AND DEVELOPMENT STANDARDS

REQUIRED: MINIMUM 45' FRONT YARD SETBACK

PROVIDED: **45' SETBACK**

REQUIRED: 20' SIDE SETBACK FROM ADJOING STREET

PROVIDED: **20' SETBACK**



N

SITE PLAN
SCALE: 1" = 10'-0"

TREK ARCHITECTURE

GENERAL
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OWNER
OWNER INFORMATION
ADDRESS

PROFESSIONAL SEAL

NEW PROJECT TYPOLOGY FOR
WUC Gage Blvd

ADDRESS
590 GAGE BOULEVARD, RICHLAND, WA, 99352

JOB
24.07

DRAWN BY
Author

CHECKED BY
Checker

SCALE
As indicated

DATE
06.22.23

PROJECT STATUS
PRE-DESIGN - NOT FOR CONSTRUCTION

REVISIONS

#	DESCRIPTION	DATE

PRELIMINARY SITE PLAN

PSP1

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 14, 2023

Hal Hatfield
Circle K Stores Inc.
1120 W. Warner Road
Tempe, AZ 85284

Re: No Further Action Opinion for the Following Contaminated Site:

- **Site Name:** Circle K 6032
- **Site Address:** 590 Gage Boulevard, Richland
- **Facility/Site ID:** 95512514
- **Cleanup Site ID:** 14973
- **VCP Project No.:** CE0538

Dear Hal Hatfield:

The Washington State Department of Ecology (Ecology) received your request on July 26, 2022 for an opinion regarding the sufficiency of your independent cleanup of the Circle K 6032 facility (Site) under the Voluntary Cleanup Program (VCP).[1] To provide an opinion, we requested additional information from you in writing on February 9, 2023. We received the additional information on May 17, 2023. This letter provides our opinion and analysis. We are providing this opinion under the authority of the Model Toxics Control Act (MTCA), Chapter 70A.305 RCW.[2]

Opinion

Ecology has determined that no further remedial action is necessary to clean up contamination at the Site.

Ecology bases this opinion on an analysis of whether the remedial action meets the substantive requirements of MTCA and its implementing regulations, which are specified in Chapter 70A.305 RCW and Chapter 173-340 WAC[3] (collectively called "MTCA").

---

[1] https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Voluntary-Cleanup-Program

[2] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305

[3] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340

Site Description

This opinion applies only to the Site described below. The Site is defined by the nature and extent of contamination associated with the following release(s):

- Lead in groundwater
- Arsenic in groundwater

The no further action provided by The Pollution Liability Insurance Agency (PLIA) on December 29, 2021 only applies to the petroleum contamination at the Site. PLIA's letter specified that further remedial action is necessary regarding residual metals in groundwater. This letter does not refute the previous opinion and is only meant to provide a determination regarding the residual metals.

The enclosure includes a Site description and diagram.

Please note that releases from multiple sites can affect a parcel of real property. At this time, data indicates this parcel may be affected by contamination from another unknown site.

Basis for the Opinion

Ecology bases this opinion on the information contained in the following documents:

- Blaes Environmental, Groundwater Monitoring Report, June 13, 2022
- Pollution Liability Insurance Agency, Noe Further Action Letter, December 29, 2021

You can request these documents by filing a records request.[4] For help making a request, contact the Public Records Officer at RecordsOfficer@ecy.wa.gov or call (360) 407-6040. Before making a request, check if the documents are available on the Circle K 6032 cleanup site page.[5]

This opinion is void if information in any of the listed documents is materially false or misleading.

Analysis of the Cleanup

Ecology has concluded that no further remedial action is necessary to clean up contamination at the Site. Ecology bases its conclusion on the following analysis:

[4] https://ecology.wa.gov/About-us/Accountability-transparency/Public-records-requests

[5] https://apps.ecology.wa.gov/cleanupsearch/site/14973#site-documents

Characterizing the Site

Ecology has determined your completed Site characterization is sufficient for setting cleanup standards and selecting a cleanup action. The enclosure describes the Site.

Filtered groundwater data indicates the existence of an offsite source for the residual metal contamination within groundwater. Ecology has determined that the site is not a source for the metal contamination found within the groundwater. Groundwater concentrations are highest upgradient of the tank nest and the contamination decreases in the downgradient direction across the site.

Setting cleanup standards

Due to Ecology's determination cleanup levels and points of compliance are not necessary for metals at the Site.

Selecting the cleanup action

Due to Ecology's determination a cleanup action is not required to address the metals at the Site.

You must decommission resource protection wells[6] installed as part of the remedial action that are not needed for any other purpose at the Site. Wells must be decommissioned in accordance with WAC 173-160-460.[7]

Listing of the Site

Based on this opinion, Ecology will update the Site status on the Confirmed and Suspected Contaminated Sites List and the Leaking Underground Storage Tanks List.

Limitations of the Opinion

Opinion does not settle liability with the state

Liable persons are strictly liable, jointly, and severally, for all remedial action costs and for all natural resource damages resulting from the release or releases of hazardous substances at the Site. This opinion does not:

- Resolve or alter a person's liability to the state.
- Protect liable persons from contribution claims by third parties.

[6] https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-410

[7] https://app.leg.wa.gov/WAC/default.aspx?cite=173-160-460

To settle liability with the state and obtain protection from contribution claims, a person must enter into a consent decree with Ecology under RCW 70A.305.040(4).[8]

Opinion does not constitute a determination of substantial equivalence

To recover remedial action costs from other liable persons under MTCA, one must demonstrate that the action is the substantial equivalent of an Ecology-conducted or Ecology-supervised action. This opinion does not determine if the action you performed is substantially equivalent. Courts make that determination. See RCW 70A.305.080[9] and WAC 173-340-545.[10]

State is immune from liability

The state, Ecology, and its officers and employees are immune from all liability, and no cause of action of any nature may arise from any act or omission in providing this opinion. See RCW 70A.305.170(6).[11]

Termination of Agreement

Thank you for cleaning up the Site under the VCP. This opinion terminates the VCP Agreement governing VCP Project No. CE0538.

Questions

If you have any questions about this opinion or the termination of the Agreement, please contact me by phone at (509) 406-6959 or email at Kyle.Parker@ecy.wa.gov.

Sincerely,

Kyle Parker
Toxics Cleanup Program
Central Regional Office

Enclosure: Site Description and Diagram

cc: Dan Blaes, Blaes Environmental Inc.
Fiscal, VCP Fiscal Analyst
TCP, Operating Budget Analyst

[8] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.040
[9] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.080
[10] https://apps.leg.wa.gov/WAC/default.aspx?cite=173-340-545
[11] https://app.leg.wa.gov/RCW/default.aspx?cite=70A.305.170

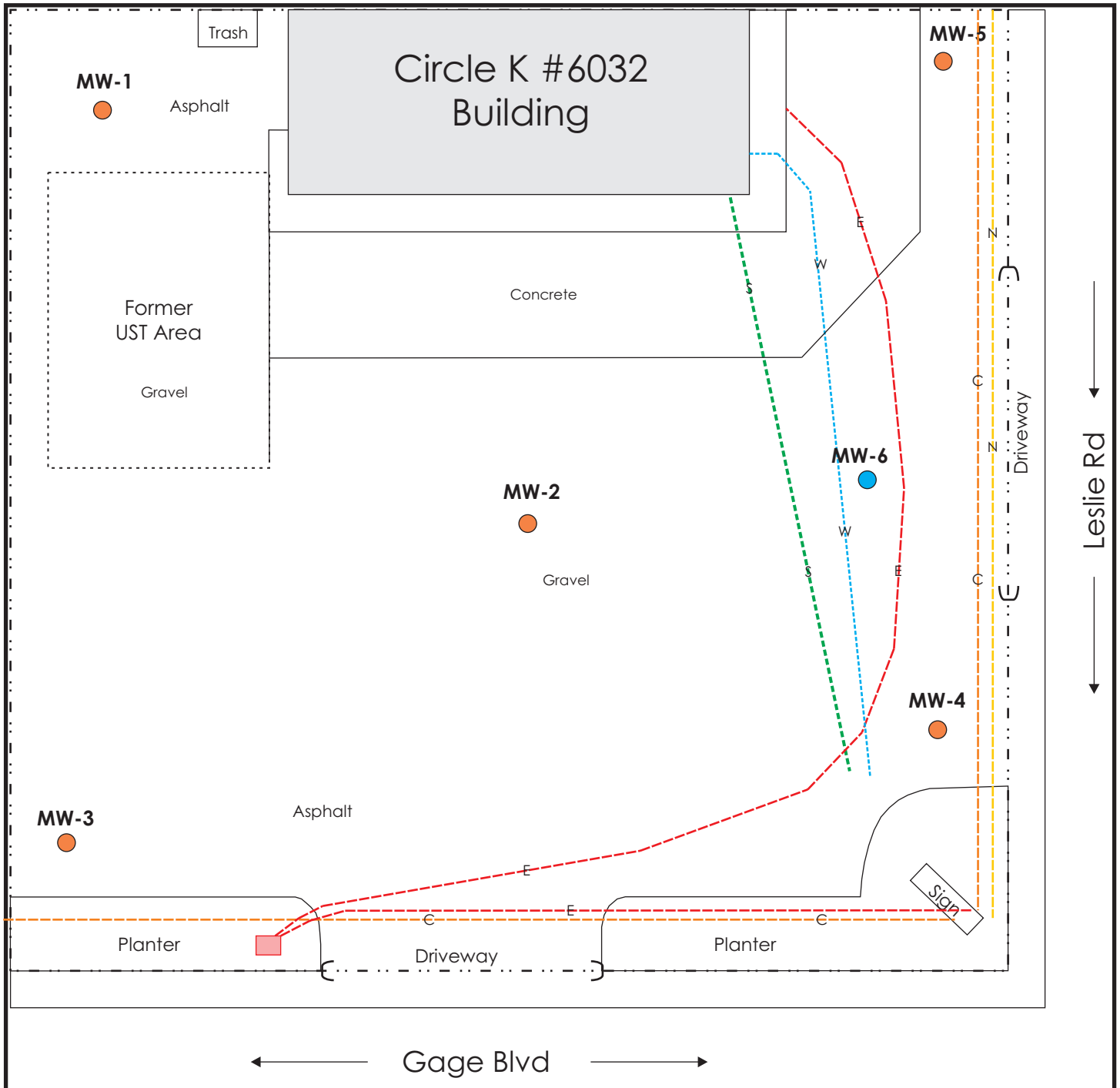
Enclosure

Site Description and Diagram

Site Description

The Site is located on the northwest corner of the intersection of West Gage Boulevard and Leslie Road in Richland, Washington. The area surrounding the site consists of a combination of commercial businesses and residential developments. The site formerly housed four underground storage tanks and six fuel dispensers. Gasoline, diesel, and heavy oil contamination was identified in soil, groundwater, and vapor during the removal and decommissioning of the underground storage tanks. Lead and Arsenic were noted in groundwater but not in soils. Additional investigation indicates an offsite source and that the site is not a source for the Lead and Arsenic found within the groundwater.

Site Diagram



Legend

MW-3 Groundwater Monitoring Well Location

MW-6 Proposed Groundwater Monitoring Well Location

Approximate Scale
1 inch = 20 feet

0 10 20 40

Blaes ENVIRONMENTAL

Couche-Tard
Circle K Stores, Inc.

Circle K #6032
590 Gage Boulevard
Richland, Washington

WELL LOCATIONS

Project #202-6032-06

Figure 2

Pre-Demolition Hazardous Materials Survey Report

Former Circle K
590 Gage Boulevard
Richland, Washington 99352

Prepared for:
Lance Bacon
Kiemle Hagood
7025 W Grandridge Boulevard Suite B2
Kennewick, Washington 99336

September 2023
PBS Project 63275.001

PBS
400 BRADLEY BOULEVARD, SUITE 106
RICHLAND, WA 99352
509.942.1600 MAIN
866.727.0140 FAX
PBSUSA.COM

Table of Contents

1 INTRODUCTION

1.1 Project Background

On September 11, 2023, PBS performed a pre-demolition hazardous materials survey of the facility located at 590 Gage Boulevard in Richland, Washington. The survey was requested by Kiemle Hagood in anticipation of demolition.

The purpose of the survey was to locate, identify, and quantify accessible friable and non-friable asbestos-containing building materials and lead-based paint materials for removal prior to demolition.

The survey is also intended to satisfy Washington State Department of Labor and Industries (L&I) requirements in Washington Administrative Code (WAC) 296-62-07721 and Benton Clean Air Agency (BCAA) requirements in Article 8 to perform an asbestos survey prior to demolition or renovation.

1.2 Building Descriptions

The facility is a single-story structure. The building includes a restroom, office space, janitorial closet, and central open area. Interior floor finishes include vinyl floor tile, and ceramic tile. The walls are gypsum, with select areas that are finished. The ceilings include lay-in ceiling tile and select areas of gypsum.

The windows throughout the building are predominantly aluminum-framed windows. The exterior is finished with stone masonry and wood siding. The roofing is a built-up asphalt roofing system.

1.3 Survey Process

Accessible areas included in the project scope were inspected by AHERA Certified Building Inspectors Justin Ware (Cert. No. IMR-23-5145B Exp. 02/13/2024) and Cienna Landon (Cert. No. IMR-23-0507C EXP. 06/20/2023) on September 11, 2023. PBS endeavored to inspect all accessible areas of the scope of work. Inaccessible areas consist of those requiring selective demolition, fall protection, or confined space entry protocols to gain access.

When observed, suspect materials were sampled. All samples were assigned a unique identification number and transmitted to the appropriate laboratory for analysis. See section 2 for findings.

2 ASBESTOS SUMMARY

2.1 Asbestos-Containing Materials (ACMs)

The building was inspected by PBS Asbestos Hazard Emergency Response Act (AHERA) accredited inspectors to determine the presence, location, and approximate quantity of asbestos-containing materials (ACMs). Forty (40) bulk samples of building materials, suspected of containing asbestos, were collected and submitted under chain of custody to SGS Forensic Laboratories of Hayward, California (NVLAP Lab Code: 101459-0), for polarized light microscopy (PLM) analysis. Suspect ACMs may exist in inaccessible areas. PBS endeavored to determine the presence and estimate the condition of suspect materials in all inaccessible areas included in the scope of work. While PBS has endeavored to identify ACMs that may be found in concealed locations, additional unidentified ACMs may exist. A regulated asbestos-containing material is defined as containing greater than 1% asbestos content. No samples were found to contain regulated amounts of asbestos.

The following materials were determined **not to contain asbestos**:

- Gypsum Wallboard/Joint Compound Wall and Ceiling Systems – Throughout Building
- Ceramic Tile and Grout – Throughout Building
- Vinyl Floor Tile and Mastic – Throughout Building
- Covebase and Mastic – Throughout Building
- Lay-In Ceiling Tile – Throughout Building
- Caulking – Throughout Building
- FRP Mastic – Throughout Restroom
- CMU Block and Mortar – North Exterior Wall
- Leveling Compound – Exterior Sidewalk
- Built-Up Roofing – Throughout Roof
- Sealant – Throughout Roof
- Roof Flashing – Throughout Roof

For a complete listing of representative bulk sampling and associated laboratory analysis, refer to the attachments, Appendix A.

2.2 Asbestos Regulations

WAC 296-62-077 requires proper removal and handling of ACM by licensed and trained asbestos abatement contractors prior to building renovation or demolition.

Regulations define ACM as any material containing more than 1% asbestos. Although materials with <1% asbestos are not considered by regulatory agencies to be an ACM, they still have some asbestos content, and WAC has specific requirements for situations in which workers may encounter, disturb, or remove materials containing any concentration of asbestos. For the sake of hazard communication, these materials are included in the asbestos-containing materials section of this report.

L&I does require training for workers who impact materials with any amount of asbestos if that impact could result in airborne fiber concentrations over the permissible exposure limit (PEL) of 0.1 fibers per cubic centimeter (f/cc) of air.

The EPA defines ACM as "any material containing more than one percent asbestos." PBS recommends that all ACM to be impacted by the planned demolition be removed and disposed of by a Washington State certified asbestos abatement contractor in accordance with all local, state, and federal regulations. Impact of ACM should be performed according to Washington Industrial Safety and Health Act (WISHA) requirements, including WACs 296-62 and 296-65. Proper worker training, personal protective equipment, engineering controls, and housekeeping procedures must be utilized as required.

OSHA provides federal regulations governing asbestos (29 CFR Part 1926, 1101). These regulations detail work procedures and how ACM is removed. OSHA believes that the single biggest problem is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation. Work impacting asbestos is subject to the requirements of various regulations, including, but not limited to 40 CFR Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAPS); 40 CFR Part 763, AHERA; WAC 296-62 and 296-65; and local clean air agency regulations.

BCAA and L&I regulations require proper removal and handling of ACM by licensed and trained asbestos abatement contractors prior to building renovations or demolition.

The BCAA and L&I both define ACM as any material containing more than 1% asbestos. Although materials equal to or less than one percent are not considered by regulatory agencies to be an ACM, they still have some asbestos content, and L&I has requirements for situations in which workers may encounter, disturb, or remove materials containing any level of asbestos.

WAC 296-62-07721 describes work procedures and how asbestos materials are managed. The single biggest risk of asbestos exposure is to workers who unknowingly or improperly disturb ACM. Hazard communication, training, personal protection, work practices, exposure monitoring, and recordkeeping are all major components of the regulation.

BCAA and L&I also cover asbestos abatement requirements, removal notifications, licensing, and certifications for contractors.

For more information regarding the removal of asbestos-containing materials, please refer to the following:

1. L&I, WAC 296-62-077
2. BCAA, Article 8

3 LEAD SUMMARY

3.1 Lead-Containing Components

Paint was sampled for lead content for the sake of hazard communication. The table below summarizes lead findings in paint sampled on site.

Paint Color	Substrate	Location	Result % by Weight	BRL, LCP or LBP
Black and Gray Layered Paint	Cement/Concrete	East Exterior Sidewalk	<0.006	BRL
Brown Paint	Wood	South Exterior Siding	<0.006	BRL
White Paint	Wood	South Exterior Siding	<0.006	BRL
Red Paint	Wood	South Exterior Siding	<0.006	BRL
Yellow Paint	Gypsum Wallboard	North Interior Wall	<0.007	BRL
Blue paint	Gypsum Wallboard	East Interior Wall	<0.007	BRL
Light Brown Paint	Gypsum Wallboard	North Interior Wall	<0.006	BRL

BRL = Below Reportable Limits
LCP = Lead-containing-paint 0.006 % – 0.499 % (less than 5,000 ppm)
LBP = Lead-based-paint 0.5 % by weight or more (5,000 ppm or more)

Seven (7) paint chip samples were collected from representative building components from the building interior and exterior and submitted under chain of custody to SGS Forensic Laboratories, Hayward California (AIHA-LAP Lab ID #101762), for analysis of lead content via flame atomic absorption (FLAA). The concentration of lead in the samples were all below regulated action levels.

See the lead sample inventory section for representative building components and corresponding results.

Paint testing for this survey was limited in scope. The report information and testing results are not to be construed as an exhaustive investigation of lead-containing paint on all building surfaces. All paint on painted surfaces not identified in this report should be presumed to contain lead.

3.2 Lead-Containing Paint Regulations

The Consumer Product Safety Commission limit for lead in consumer paint products is 0.009% or 90 ppm or greater. The Department of Housing and Urban Development (HUD) and the EPA define lead-based paint as that which contains 0.5% or 5,000 ppm. Under L&I, any lead concentration in paint that may become airborne during construction operations triggers requirements in the Lead in Construction Standard WAC 296-155-176 to protect employees impacting the paint.

4 LIMITATIONS

This study was limited to the tests, locations and depths as indicated to determine the absence or presence of certain contaminants. The site as a whole may have other contamination that was not characterized by this study. The findings and conclusions of this report are not scientific certainties, but rather probabilities based on professional judgment concerning the significance of the data gathered during this investigation.

Please do not hesitate to contact us if you have any questions regarding this report or require additional information.

Report prepared by:
Cienna Landon
Industrial Hygiene Inspector
Cert. # IMR-23-0507C, exp. 6/20/2024

Signature Date

Report reviewed by:
Justin Ware
Project Manager
Cert. #IMR-22-8648B, exp. 2/13/2024

Signature Date

APPENDIX A

PLM Bulk Sampling Information

PLM Bulk Sample Inventory
PLM Bulk Sample Laboratory Data Sheets
PLM Bulk Sample Chain of Custody Documentation

400 BRADLEY BOULEVARD, SUITE 106, RICHLAND, WA 99352
509.942.1600 MAIN ▪ 866.727.0140 FAX ▪ WWW.PBSUSA.COM

Sample No.	Material Type	Sample Location	Layer	Lab Description	Lab Result	Lab
0001	**Ceramic Tile and Grout**	Center of Building	1	Grey Ceramic Tile	ND	SGS
			2	Grey Grout	ND	SGS
			3	Gret Mortar	ND	SGS
0002	**Ceramic Tile and Grout**	Center of Building	1	Grey Ceramic Tile	ND	SGS
			2	Grey Grout	ND	SGS
			3	Grey Mortar	ND	SGS
0003	**Ceramic Tile and Grout**	Center of Building	1	Grey Ceramic Tile	ND	SGS
			2	Grey Grout	ND	SGS
			3	Grey Mortar	ND	SGS
0004	**Vinyl floor Tile and Mastic**	Center of Building	1	Off-White Tile	ND	SGS
			2	Yellow Mastic	ND	SGS
			3	White Non-Fibrous Material	ND	SGS
0005	**Vinyl floor Tile and Mastic**	Center of Building	1	Off-White Tile	ND	SGS
			2	Yellow Mastic	ND	SGS
			3	White Non-Fibrous Material	ND	SGS
0006	**Vinyl floor Tile and Mastic**	Center of Building	1	Off-White Tile	ND	SGS
			2	Yellow Mastic	ND	SGS
			3	White Non-Fibrous Material	ND	SGS
0007	**Covebase and Mastic**	North Wall	1	Black Non-Fibrous Material	ND	SGS
			2	Brown Mastic	ND	SGS
0008	**Covebase and Mastic**	North Wall	1	Black Non-Fibrous Material	ND	SGS
			2	Brown Mastic	ND	SGS
0009	**Covebase and Mastic**	North Wall	1	Black Non-Fibrous Material	ND	SGS
			2	Brown Mastic	ND	SGS
0010	**Lay-In Ceiling Tile**	Center of Building	1	Grey Fibrous Material	ND	SGS
			2	Paint	ND	SGS
0011	**Lay-In Ceiling Tile**	Center of Building	1	Grey Fibrous Material	ND	SGS
			2	Paint	ND	SGS

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Sample No.	Material Type	Sample Location	Layer	Lab Description	Lab Result	Lab
0012	**Lay-In Ceiling Tile**	Center of Building	1	Grey Fibrous Material	ND	SGS
			2	Paint	ND	SGS
0013	**Gypsum Board/Joint Compound**	Ceiling - North Area of Building	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0014	**Gypsum Board/Joint Compound**	Ceiling - Restroom	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0015	**Gypsum Board/Joint Compound**	Ceiling - Restroom	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0016	**Gypsum Board/Joint Compound**	Wall - West Corner of Building	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0017	**Gypsum Board/Joint Compound**	Wall - West Corner of Building	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0018	**Gypsum Board/Joint Compound**	Wall - West Corner of Building	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0019	**Gypsum Board/Joint Compound**	Wall - North side of Building	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0020	**Gypsum Board/Joint Compound**	Wall - North side of Building	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0021	**Gypsum Board/Joint Compound**	Wall - South	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS

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Sample No.	Material Type	Sample Location	Layer	Lab Description	Lab Result	Lab
			3	Paint	ND	SGS
0022	**Gypsum Board/Joint Compound**	Wall - Outside Office	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0023	**Gypsum Board/Joint Compound**	Wall - Outside Restroom	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0024	**Gypsum Board/Joint Compound**	Wall - Outside Janitorial Closet	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0025	**Gypsum Board/Joint Compound**	Wall - Office	1	White Drywall	ND	SGS
			2	White Joint Compound	ND	SGS
			3	Paint	ND	SGS
0026	**Caulk**	Concrete Floor - West	1	Grey Non-Fibrous Material	ND	SGS
0027	**Caulk**	Concrete Floor - West	1	Grey Non-Fibrous Material	ND	SGS
0028	**Caulk**	Concrete Floor - West	1	Grey Non-Fibrous Material	ND	SGS
0029	**Caulk**	Sink Backsplash	1	Clear Non-Fibrous Material	ND	SGS
0030	**Caulk**	Sink Backsplash	1	Clear Non-Fibrous Material	ND	SGS
0031	**Caulk**	Sink Backsplash	1	Clear Non-Fibrous Material	ND	SGS
0032	**FRP Mastic**	Restroom Wall	1	Yellow Mastic	ND	SGS
			2	Paint	ND	SGS
			3	White Texture	ND	SGS
0033	**FRP Mastic**	Restroom Wall	1	Yellow Mastic	ND	SGS
			2	Paint	ND	SGS
			3	White Texture	ND	SGS
0034	**FRP Mastic**	Restroom Wall	1	Yellow Mastic	ND	SGS
			2	Paint	ND	SGS
			3	White Texture	ND	SGS

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509.942.1600 MAIN ▪ 866.727.0140 FAX ▪ WWW.PBSUSA.COM

Sample No.	Material Type	Sample Location	Layer	Lab Description	Lab Result	Lab
0035	**CMU Block and Mortar**	North Exterior Wall	1	Grey Cementitious Material	ND	SGS
			2	Grey Mortar	ND	SGS
0036	**Leveling Compound**	East Exterior Sidewalk	1	White Non-Fibrous Material	ND	SGS
			2	Paint	ND	SGS
0037	**Roof Flashing**	Center of Roof	1	Stones	ND	SGS
			2	Black Tar	ND	SGS
			3	Black Felt	ND	SGS
			4	Silver Foil	ND	SGS
0038	**Flashing Sealant**	Center of Roof	1	Black Non-Fibrous Material	ND	SGS
			2	Off-White Coating	ND	SGS
0039	**Sealant**	Northwest Corner of Roof	1	Black Non-Fibrous Material	ND	SGS
0040	**Built Up Roofing**	Northwest Corner of Roof	1	Black Felt	ND	SGS
			2	Black Tar	ND	SGS
			3	Black Felt	ND	SGS
			4	Black Tar	ND	SGS
			5	Black Felt	ND	SGS
			6	Black Tar	ND	SGS

SGS FORENSIC LABORATORIES

Final Report

Bulk Asbestos Analysis

(EPA Method 40CFR, Part 763, Appendix E to Subpart E and EPA 600/R-93-116, Visual Area Estimation)
NVLAP Lab Code: 101459-0

PBS Engineering & Environmental Inc.
Kanani Young
400 Bradley Blvd.
Suite 106
Richland, WA 99352

Client ID: L2129
Report Number: B351757
Date Received: 09/12/23
Date Analyzed: 09/12/23
Date Printed: 09/12/23
First Reported: 09/12/23

Job ID/Site: 63275.001 - Pre-Demolition Hazardous Materials Survey 590 Gage Blvd Richland WA

Date(s) Collected:

SGSFL Job ID: L2129
Total Samples Submitted: 40
Total Samples Analyzed: 40

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
0001	12692837						
Layer: Grey Ceramic Tile			**ND**				
Layer: Grey Grout			**ND**				
Layer: Grey Mortar			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0002	12692838						
Layer: Grey Ceramic Tile			**ND**				
Layer: Grey Grout			**ND**				
Layer: Grey Mortar			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0003	12692839						
Layer: Grey Ceramic Tile			**ND**				
Layer: Grey Grout			**ND**				
Layer: Grey Mortar			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0004	12692840						
Layer: Off-White Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: White Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0005	12692841						
Layer: Off-White Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: White Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
0006	12692842						
Layer: Off-White Tile			**ND**				
Layer: Yellow Mastic			**ND**				
Layer: White Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0007	12692843						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Brown Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0008	12692844						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Brown Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0009	12692845						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Brown Mastic			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0010	12692846						
Layer: Grey Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)		**Asbestos (ND)**					
0011	12692847						
Layer: Grey Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)		**Asbestos (ND)**					
0012	12692848						
Layer: Grey Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (35 %) Fibrous Glass (45 %)		**Asbestos (ND)**					
0013	12692849						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					

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Report Number: B351757

Client Name: PBS Engineering & Environmental Inc. **Date Printed:** 09/12/23

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
0014	12692850						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0015	12692851						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0016	12692852						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0017	12692853						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0018	12692854						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0019	12692855						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0020	12692856						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					

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Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
0021	12692857						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0022	12692858						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0023	12692859						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0024	12692860						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0025	12692861						
Layer: White Drywall			**ND**				
Layer: White Joint Compound			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (20 %) Fibrous Glass (10 %)		**Asbestos (ND)**					
0026	12692862						
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0027	12692863						
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0028	12692864						
Layer: Grey Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Report Number: B351757

Client Name: PBS Engineering & Environmental Inc. **Date Printed:** 09/12/23

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
0029	12692865						
Layer: Clear Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0030	12692866						
Layer: Clear Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0031	12692867						
Layer: Clear Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0032	12692868						
Layer: Yellow Mastic			**ND**				
Layer: Paint			**ND**				
Layer: White Texture			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0033	12692869						
Layer: Yellow Mastic			**ND**				
Layer: Paint			**ND**				
Layer: White Texture			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0034	12692870						
Layer: Yellow Mastic			**ND**				
Layer: Paint			**ND**				
Layer: White Texture			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0035	12692871						
Layer: Grey Cementitious Material			**ND**				
Layer: Grey Mortar			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					
0036	12692872						
Layer: White Non-Fibrous Material			**ND**				
Layer: Paint			**ND**				
Total Composite Values of Fibrous Components: Cellulose (Trace)		**Asbestos (ND)**					

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Report Number: B351757

Client Name: PBS Engineering & Environmental Inc. **Date Printed:** 09/12/23

Sample ID	Lab Number	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer	Asbestos Type	Percent in Layer
0037	12692873						
Layer: Stones			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Silver Foil			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (40 %) Fibrous Glass (35 %)							
0038	12692874						
Layer: Black Non-Fibrous Material			**ND**				
Layer: Off-White Coating			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (Trace)							
0039	12692875						
Layer: Black Non-Fibrous Material			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (10 %)							
0040	12692876						
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Layer: Black Felt			**ND**				
Layer: Black Tar			**ND**				
Total Composite Values of Fibrous Components:		**Asbestos (ND)**					
Cellulose (55 %) Fibrous Glass (10 %)							
Comment: Bulk complex sample.							

Maria E. Casper

Maria Cosper, Laboratory Supervisor, Hayward Laboratory

Note: Limit of Quantification ('LOQ') = 1%. 'Trace' denotes the presence of asbestos below the LOQ. 'ND' = 'None Detected'.

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PBS

BULK - TRANSMITTAL CHAIN OF CUSTODY

Project Name/Scope: Pre-Demolition Hazardous Materials survey PBS Project No. 63275.001

Project Address 590 Gage Blvd, Richland, WA Proj. Date: 9/11/23 Temp: 70°

Client Name/POC: Kiemle Hagood Proj. Manager: Justin Ware Sampled By: Justin Ware

Send Samples to:

- ☐ Lab Cor Inc. Seattle, 7619 6th Ave. NW, Seattle WA 98117
- ☐ RJ Lee Group *(TCLP-RCRA8)*, 350 Hochberg Rd., Monroeville PA 15146
- ☐ SGS / Galson – Vegas *(PLM only*)*, 6765 Southeastern Ave. #3, Las Vegas Nevada 89119
- ☐ Lab Cor Inc. Portland, 4321 S. Corbett Ave., Portland OR 97239
- ☐ Seattle Asbestos Test, 4500 9th Ave NE., Ste. #300, Seattle, WA 98105
- ☐ SGS / Galson – Carson CA, 20535 Belshaw Ave, Carson, CA 90746
- ☐ NVL Labs Inc., 4708 Aurora Ave. North, Seattle WA 98103
- ☐ EMC Labs Inc. *(Asb/Pb/Mold)*, 9830 S. 51st Street, Phoenix AZ 85044
- ☒ Other: SGS / Hayward, 3777 Depot RD, Suite 409, Hayward, CA 94545

ASBESTOS:
- ☒ PLM Bulk
- ☐ Asbestos Dust
- ☐ Other: _____

LEAD:
- ☐ Dust/wipe
- ☐ Pb TCLP
- ☐ Pb Paint Chip

MOLD (Fungi):
- ☐ Tape (Direct)
- ☐ Swab (Direct)
- ☐ Spore Trap (Air)
- ☐ Bulk (Spore Ct

ANALYTICAL PROTOCOL:
- ☐ BFL 400x-1000x (MOLD)
- ☐ Flame AAS 7082 (Pb Paint)
- ☒ EPA 600/R-93/116 (Asbestos PLM)
- ☐ Cincinnati Method (Asbestos Vermiculite)

EMAIL RESULTS TO:
- ☒ Justin.Ware@pbsusa.com
- ☐ Carson.Linklater@pbsusa.com
- ☒ Kanani.Young@pbsusa.com
- ☐ DeAngelo.Nelson@pbsusa.com
- ☐ Kaitlyn.Gamble@pbsusa.com
- ☒ Cienna.Landon@pbsusa.com
- ☐ _____@pbsusa.com

TURN AROUND TIME:
- ☒ Rush ☐ 4-Hour ☐ 6-Hour
- ☐ 24-Hour ☐ 48-Hour ☐ 72-Hour
- ☐ *Standard* ☐ *5-day* ☐ *7-day*
- ☐ Other _____

OTHER ANALYTE:
- ☐ _____ Method: _____

Codes / ARCHIVE	Sample ID	Lab ID No.	Dimensions / Quantities SF/LF	Building / Floor / Location / Description / Color / on Substrate
CERGRT	0001			4x4 gray ceramic floor tile with gray grout/bedding - center
↓	0002			" "
↓	0003			" "
VFT/M	0004			white/pink -12x12 vinyl floor tile -yellow mastic - center
↓	0005			" "
↓	0006			" "
COVBAS	0007			4" black ~~mastic~~ covebase with brown mastic N. wall
↓	0008			" " - East wall
↓	0009			" " - East wall
LCT	0010			2x4- Pinfissure ceiling tile - lay-in - center of building
↓	0011			" "
↓	0012			" "

SPECIAL INSTRUCTIONS

Notes: _____

- ☐ Stop at first positive layer
- ☐ Stop at first positive sample

Relinquished by:	Date: 9/11/23	Received by:	Date:
Analyzed by:	Date:	Sample Condition Upon Receipt: ☐ Acceptable ☐ Other (explain):	
Method of Shipment:	Date:		

CODES:
ARC: Archive --- API: Asbestos Pipe Insulation --- BLOCK: Mag Block TSI --- BOIL: Boiler Insulation --- BUR: Built-up Roofing --- BLOWN: Blown in insulation --- CAB: Cement asb board --- CMU: concrete masonry unit grout --- CAULK: caulking/sealant --- CARPMAS: Carpet mastic --- CERGRT: Ceramic tile/grout --- CG/CT: Concealed grid Ceiling Tile --- GCT: Glued Ceiling Tile --- COVBAS: Covebase/Mastic --- DEBRIS: misc. debris --- DUST: misc. settled dust --- FAB: coarse fiber woven fabric --- FELT: Felt TSI heavier than paper --- FIREDR: Fire Door --- FRP: Fiberglass Reinforced Plastic Panels (mastics) --- GASKET: rope textile or vinyl material seal --- GLZ: window glazing compound --- GYPJC: Gypsum Joint Compound--- SPRAY: spray on ceiling textured popcorn --- T-TEX: troweled textured material--- TRANS: Transite AC Pipe GYPSTR: Gypsum and Plaster --- TANK: tank insulation fluffy white magnesium hard/friable HF: Hard Fittings on Pipe TSI --- TSI : Thermal System Insulation --- LABTOP: Laboratory counter top ---LCT: Lay in ceiling tile ---LVLCMP: Leveling comp. --- MASTIC: adhesive/mastic --- MISC: Miscellaneous Materials (describe in detail) MIC: Mechanical Isolation Cloth woven fabric prevents vibration --- PAINT: older thick flaking primers contained asbestos --- PLSTER: troweled on plaster --- RFFELT: Roofing Felt --- SHT: sheet vinyl flooring --- VAT/VFT: vinyl floor tile --- SHINGL: Roof shingle ---SEAL: Sealant --- RPS: Roof penetration (vent sealant --- SFFP: sprayed fibrous fire proofing --- SOIL: earth, gravel, soil ---TAR : Asphaltic black tar ---TARP: Asphaltic tar paper, vapor barrier --- PAPER: Paper felt/underlayment --- WOVEN: fibrous woven material --- WIRE: wire insulation

PBS

BULK - TRANSMITTAL CHAIN OF CUSTODY

Project Name/Scope: Pre-Demolition Hazardous Materials Survey PBS Project No. 63275.001

Project Address 590 Gage Blvd. Richland, WA Proj. Date: 9/11/23 Temp: 70°

Client Name/POC: Kiemle Hagood Proj. Manager: Justin Ware Sampled By: Justin Ware

Send Samples to:

- ☐ Lab Cor Inc. Seattle, 7619 6th Ave. NW, Seattle WA 98117
- ☐ RJ Lee Group *(TCLP-RCRA8)*, 350 Hochberg Rd., Monroeville PA 15146
- ☐ SGS / Galson – Vegas *(PLM only*)*, 6765 Southeastern Ave. #3, Las Vegas Nevada 89119
- ☐ Lab Cor Inc. Portland, 4321 S. Corbett Ave., Portland OR 97239
- ☐ Seattle Asbestos Test, 4500 9th Ave NE., Ste. #300, Seattle, WA 98105
- ☐ SGS / Galson – Carson CA, 20535 Belshaw Ave, Carson, CA 90746
- ☐ NVL Labs Inc., 4708 Aurora Ave. North, Seattle WA 98103
- ☐ EMC Labs Inc. *(Asb/Pb/Mold)*, 9830 S. 51st Street, Phoenix AZ 85044
- ☒ Other: SGS / Hayward, 3777 Depot RD, Suite 409, Hayward, CA 94545

ASBESTOS:
- ☒ PLM Bulk
- ☐ Asbestos Dust
- ☐ Other: _____

LEAD:
- ☐ Dust/wipe
- ☐ Pb TCLP
- ☐ Pb Paint Chip

MOLD (Fungi):
- ☐ Tape (Direct)
- ☐ Swab (Direct)
- ☐ Spore Trap (Air)
- ☐ Bulk (Spore Ct

ANALYTICAL PROTOCOL:
- ☐ BFL 400x-1000x (MOLD)
- ☐ Flame AAS 7082 (Pb Paint)
- ☒ EPA 600/R-93/116 (Asbestos PLM)
- ☐ Cincinnati Method (Asbestos Vermiculite)

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- ☒ Justin.Ware@pbsusa.com
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- ☒ Cienna.Landon@pbsusa.com
- ☐ _____@pbsusa.com

TURN AROUND TIME:
- ☒ Rush ☐ 4-Hour ☐ 6-Hour
- ☐ 24-Hour ☐ 48-Hour ☐ 72-Hour
- ☐ *Standard* ☐ *5-day* ☐ *7-day*
- ☐ Other _____

OTHER ANALYTE:
- ☐ _____ Method: _____

Codes / ARCHIVE	Sample ID	Lab ID No.	Dimensions / Quantities SF/LF	Building / Floor / Location / Description / Color / on Substrate
GYP/SC	0013			Gypsum C.L. Board Ceiling system with joint compound Orange peel texture - North area of building
	0014			" c.c. "
	0015			" -restroom "
	0016			" -restroom "
	0017			Gypsum wall system with joint compound - unfinished - West corner of building
	0018			" "
	0019			" "
	0020			Gypsum wallboard system with joint compound Orange peel texture - N. wall
	0021			Gypsum wallboard system with joint compound - Orange peel texture - N. wall
	0022			"S. wall "
	0023			"wall outside office "
	0024			"wall outside restroom "
				"wall outside Janitorial Closet "

SPECIAL INSTRUCTIONS

Notes: _____

- ☐ Stop at first positive layer
- ☐ Stop at first positive sample

Relinquished by: [signature]	Date: 9/11/23	Received by:	Date:
Analyzed by:	Date:	Sample Condition Upon Receipt: ☐ Acceptable ☐ Other (explain):	
Method of Shipment:	Date:		

CODES:

***ARC**: Archive --- **API**: Asbestos Pipe Insulation --- **BLOCK**: Mag Block TSI --- **BOIL**: Boiler Insulation --- **BUR**: Built-up Roofing --- **BLOWN**: Blown in insulation --- **CAB**: Cement asb board --- **CMU**: concrete masonry unit grout --- **CAULK**: caulking/sealant --- **CARPMAS**: Carpet mastic --- **CERGRT**: Ceramic tile/grout --- **CG/CT**: Concealed grid Ceiling Tile --- **GCT**: Glued Ceiling Tile --- **COVBAS**: Covebase/Mastic --- **DEBRIS**: misc. debris --- **DUST**: misc. settled dust --- **FAB**: coarse fiber woven fabric --- **FELT**: Felt TSI heavier than paper --- **FIREDR**: Fire Door --- **FRP**: Fiberglass Reinforced Plastic Panels (mastics) --- **GASKET**: rope textile or vinyl material seal --- **GLZ**: window glazing compound --- **GYPJC**: Gypsum Joint Compound--- **SPRAY**: spray on ceiling textured popcorn --- **T-TEX**: troweled textured material--- **TRANS**: Transite AC Pipe **GYPSTR**: Gypsum and Plaster --- **TANK**: tank insulation fluffy white magnesium hard/friable **HF**: Hard Fittings on Pipe TSI --- **TSI**: Thermal System Insulation --- **LABTOP**: Laboratory counter top ---**LCT**: Lay in ceiling tile ---**LVLCMP**: Leveling comp. --- **MASTIC**: adhesive/mastic --- **MISC**: Miscellaneous Materials (describe in detail) **MIC**: Mechanical Isolation Cloth woven fabric prevents vibration --- **PAINT**: older thick flaking primers contained asbestos --- **PLSTER**: troweled on plaster --- **RFFELT**: Roofing Felt --- **SHT**: sheet vinyl flooring --- **VAT/VFT**: vinyl floor tile --- **SHINGL**: Roof shingle ---**SEAL**: Sealant --- **RPS**: Roof penetration (vent sealant --- **SFFP**: sprayed fibrous fire proofing --- **SOIL**: earth, gravel, soil ---**TAR**: Asphaltic black tar ---**TARP**: Asphaltic tar paper, vapor barrier --- **PAPER**: Paper felt/underlayment --- **WOVEN**: fibrous woven material --- **WIRE**: wire insulation*

PBS

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- ☐ Seattle Asbestos Test, 4500 9th Ave NE., Ste. #300, Seattle, WA 98105
- ☐ SGS / Galson – Carson CA, 20535 Belshaw Ave, Carson, CA 90746
- ☐ NVL Labs Inc., 4708 Aurora Ave. North, Seattle WA 98103
- ☐ EMC Labs Inc. *(Asb/Pb/Mold)*, 9830 S. 51st Street, Phoenix AZ 85044
- ☐ Other: SGS/Hayward, 3777 Depot RD, Suite 409, Hayward, CA 94545

ASBESTOS:
- ☒ PLM Bulk
- ☐ Asbestos Dust
- ☐ Other: _____

LEAD:
- ☐ Dust/wipe
- ☐ Pb TCLP
- ☐ Pb Paint Chip

MOLD (Fungi):
- ☐ Tape (Direct)
- ☐ Swab (Direct)
- ☐ Spore Trap (Air)
- ☐ Bulk (Spore Ct

ANALYTICAL PROTOCOL:
- ☐ BFL 400x-1000x (MOLD)
- ☐ Flame AAS 7082 (Pb Paint)
- ☒ EPA 600/R-93/116 (Asbestos PLM)
- ☐ Cincinnati Method (Asbestos Vermiculite)

EMAIL RESULTS TO:
- ☒ Justin.Ware@pbsusa.com
- ☐ Carson.Linklater@pbsusa.com
- ☒ Kanani.Young@pbsusa.com
- ☐ DeAngelo.Nelson@pbsusa.com
- ☐ Kaitlyn.Gamble@pbsusa.com
- ☒ Cienna.Landon@pbsusa.com
- ☐ _____@pbsusa.com

TURN AROUND TIME:
- ☒ Rush ☐ 4-Hour ☐ 6-Hour
- ☐ 24-Hour ☐ 48-Hour ☐ 72-Hour
- ☐ *Standard* ☐ *5-day* ☐ *7-day*
- ☐ Other _____

OTHER ANALYTE:
- ☐ _____ Method: _____

Codes / ARCHIVE	Sample ID	Lab ID No.	Dimensions / Quantities SF/LF	Building / Floor / Location / Description / Color / on Substrate
GYP/JC	0025			Gypsum wallboard wall system - office / C.L. orange peel texture
CAULK	0026			Gray sealant - on concrete floor
↓	0027			" "
	0028			" "
	0029			white sealant - sink backsplash
	0030			↓ ↓ ↓
↓	0031			↓ ↓ ↓
MISC	0032			FRP mastic - yellow - restroom wall
↓	0033			" "
↓	0034		C.L.	" "
CMU	0035			CMU block - fill and mortar - N. exterior wall
MISC	0036			sidewalk - white leveling compound - E. exterior

SPECIAL INSTRUCTIONS

Notes: _____

☐ Stop at first positive layer
☐ Stop at first positive sample

Relinquished by:	Date: 9/11/23	Received by:	Date:
Analyzed by:	Date:	Sample Condition Upon Receipt: ☐ Acceptable ☐ Other (explain):	
Method of Shipment:	Date:		

CODES:

***ARC**: Archive --- **API**: Asbestos Pipe Insulation --- **BLOCK**: Mag Block TSI --- **BOIL**: Boiler Insulation --- **BUR**: Built-up Roofing --- **BLOWN**: Blown in insulation --- **CAB**: Cement asb board --- **CMU**: concrete masonry unit grout --- **CAULK**: caulking/sealant --- **CARPMAS**: Carpet mastic --- **CERGRT**: Ceramic tile/grout --- **CG/CT**: Concealed grid Ceiling Tile --- **GCT**: Glued Ceiling Tile --- **COVBAS**: Covebase/Mastic --- **DEBRIS**: misc. debris --- **DUST**: misc. settled dust --- **FAB**: coarse fiber woven fabric --- **FELT**: Felt TSI heavier than paper --- **FIREDR**: Fire Door --- **FRP**: Fiberglass Reinforced Plastic Panels (mastics) --- **GASKET**: rope textile or vinyl material seal --- **GLZ**: window glazing compound --- **GYPJC**: Gypsum Joint Compound--- **SPRAY**: spray on ceiling textured popcorn --- **T-TEX**: troweled textured material--- **TRANS**: Transite AC Pipe **GYPSTR**: Gypsum and Plaster --- **TANK**: tank insulation fluffy white magnesium hard/friable **HF**: Hard Fittings on Pipe TSI --- **TSI**: Thermal System Insulation --- **LABTOP**: Laboratory counter top ---**LCT**: Lay in ceiling tile ---**LVLCMP**: Leveling comp. --- **MASTIC**: adhesive/mastic --- **MISC**: Miscellaneous Materials (describe in detail) **MIC**: Mechanical Isolation Cloth woven fabric prevents vibration --- **PAINT**: older thick flaking primers contained asbestos --- **PLSTER**: troweled on plaster --- **RFFELT**: Roofing Felt --- **SHT**: sheet vinyl flooring --- **VAT/VFT**: vinyl floortile --- **SHINGL**: Roof shingle ---**SEAL**: Sealant --- **RPS**: Roof penetration (vent sealant --- **SFFP**: sprayed fibrous fire proofing --- **SOIL**: earth, gravel, soil ---**TAR**: Asphaltic black tar ---**TARP**: Asphaltic tar paper, vapor barrier --- **PAPER**: Paper felt/underlayment --- **WOVEN**: fibrous woven material --- **WIRE**: wire insulation*

PBS

BULK - TRANSMITTAL CHAIN OF CUSTODY

Project Name/Scope: Pre-Demolition Hazardous Materials survey PBS Project No. 63275.001

Project Address 590 Gage Blvd., Richland, WA Proj. Date: 9/11/23 Temp: 70°

Client Name/POC: Kiemle Hagood Proj. Manager: Justin Ware Sampled By: Justin Ware

Send Samples to:

- ☐ Lab Cor Inc. Seattle, 7619 6th Ave. NW, Seattle WA 98117
- ☐ RJ Lee Group *(TCLP-RCRA8)*, 350 Hochberg Rd., Monroeville PA 15146
- ☐ SGS / Galson – Vegas *(PLM only*)*, 6765 Southeastern Ave. #3, Las Vegas Nevada 89119
- ☐ Lab Cor Inc. Portland, 4321 S. Corbett Ave., Portland OR 97239
- ☐ Seattle Asbestos Test, 4500 9th Ave NE., Ste. #300, Seattle, WA 98105
- ☐ SGS / Galson – Carson CA, 20535 Belshaw Ave, Carson, CA 90746
- ☐ NVL Labs Inc., 4708 Aurora Ave. North, Seattle WA 98103
- ☐ EMC Labs Inc. *(Asb/Pb/Mold)*, 9830 S. 51st Street, Phoenix AZ 85044
- ☒ Other: SGS/Hayward, 3777 Depot Rd, Suite 409, Hayward, CA 94545

ASBESTOS:
- ☒ PLM Bulk
- ☐ Asbestos Dust
- ☐ Other: _____

LEAD:
- ☐ Dust/wipe
- ☐ Pb TCLP
- ☐ Pb Paint Chip

MOLD (Fungi):
- ☐ Tape (Direct)
- ☐ Swab (Direct)
- ☐ Spore Trap (Air)
- ☐ Bulk (Spore Ct

ANALYTICAL PROTOCOL:
- ☐ BFL 400x-1000x (MOLD)
- ☐ Flame AAS 7082 (Pb Paint)
- ☒ EPA 600/R-93/116 (Asbestos PLM)
- ☐ Cincinnati Method (Asbestos Vermiculite)

EMAIL RESULTS TO:
- ☒ Justin.Ware@pbsusa.com
- ☐ Carson.Linklater@pbsusa.com
- ☒ Kanani.Young@pbsusa.com
- ☐ DeAngelo.Nelson@pbsusa.com
- ☐ Kaitlyn.Gamble@pbsusa.com
- ☒ Cienna.Landon@pbsusa.com
- ☐ _____@pbsusa.com

TURN AROUND TIME:
- ☒ Rush ☐ 4-Hour ☐ 6-Hour
- ☐ 24-Hour ☐ 48-Hour ☐ 72-Hour
- ☐ *Standard* ☐ *5-day* ☐ *7-day*
- ☐ Other _____

OTHER ANALYTE:
- ☐ _____ Method: _____

Codes / ARCHIVE	Sample ID	Lab ID No.	Dimensions / Quantities SF/LF	Building / Floor / Location / Description / Color / on Substrate
MISC	0037			Black - roof flashing - silver paper
SEAL	0038			Black - perimeter sealant - roof - center
SEAL	0039			Black - flashing sealant - roof - center
TAR	0040			Black tar roofing - roof

SPECIAL INSTRUCTIONS

Notes: _____

- ☐ Stop at first positive layer
- ☐ Stop at first positive sample

Relinquished by: [signature]	Date: 9/11/23	Received by:	Date:
Analyzed by:	Date:	Sample Condition Upon Receipt: ☐ Acceptable ☐ Other (explain):	
Method of Shipment:	Date:		

CODES:

***ARC**: Archive --- **API**: Asbestos Pipe Insulation --- **BLOCK**: Mag Block TSI --- **BOIL**: Boiler Insulation --- **BUR**: Built-up Roofing --- **BLOWN**: Blown in insulation --- **CAB**: Cement asb board --- **CMU**: concrete masonry unit grout --- **CAULK**: caulking/sealant --- **CARPMAS**: Carpet mastic --- **CERGRT**: Ceramic tile/grout --- **CG/CT**: Concealed grid Ceiling Tile --- **GCT**: Glued Ceiling Tile --- **COVBAS**: Covebase/Mastic --- **DEBRIS**: misc. debris --- **DUST**: misc. settled dust --- **FAB**: coarse fiber woven fabric --- **FELT**: Felt TSI heavier than paper --- **FIREDR**: Fire Door --- **FRP**: Fiberglass Reinforced Plastic Panels (mastics) --- **GASKET**: rope textile or vinyl material seal --- **GLZ**: window glazing compound --- **GYPJC**: Gypsum Joint Compound--- **SPRAY**: spray on ceiling textured popcorn --- **T-TEX**: troweled textured material--- **TRANS**: Transite AC Pipe **GYPSTR**: Gypsum and Plaster --- **TANK**: tank insulation fluffy white magnesium hard/friable **HF**: Hard Fittings on Pipe TSI --- **TSI**: Thermal System Insulation --- **LABTOP**: Laboratory counter top ---**LCT**: Lay in ceiling tile ---**LVLCMP**: Leveling comp. --- **MASTIC**: adhesive/mastic --- **MISC**: Miscellaneous Materials (describe in detail) **MIC**: Mechanical Isolation Cloth woven fabric prevents vibration --- **PAINT**: older thick flaking primers contained asbestos --- **PLSTER**: troweled on plaster --- **RFFELT**: Roofing Felt --- **SHT**: sheet vinyl flooring --- **VAT/VFT**: vinyl floor tile --- **SHINGL**: Roof shingle ---**SEAL**: Sealant --- **RPS**: Roof penetration (vent sealant --- **SFFP**: sprayed fibrous fire proofing --- **SOIL**: earth, gravel, soil ---**TAR**: Asphaltic black tar ---**TARP**: Asphaltic tar paper, vapor barrier --- **PAPER**: Paper felt/underlayment --- **WOVEN**: fibrous woven material --- **WIRE**: wire insulation*

APPENDIX B

AA Lead Paint Chip Sampling Information

AA Lead Paint Chip Sample Inventory

AA Lead Paint Chip Laboratory Data Sheets

AA Lead Paint Chip Chain of Custody Documentation

400 BRADLEY BOULEVARD, SUITE 106, RICHLAND, WA 99352
509.942.1600 MAIN ▪ 866.727.0140 FAX ▪ WWW.PBSUSA.COM

Sample No.	Paint Color / Component or Substrate	Sample Location	Result (ppm)	Lab
1001	Black and Gray Layered Paint on Cement	East Exterior Sidewalk	<0.006	SGS
1002	Brown Paint on Wood	South Exterior Siding	<0.006	SGS
1003	White Paint on Wood	South Exterior Siding	<0.006	SGS
1004	Red Paint on Wood	South Exterior Siding	<0.006	SGS
1005	Yellow Paint on Gypsum Wall	Interior North Wall	<0.007	SGS
1006	Blue Paint on Gypsum Wall	Interior East Wall	<0.007	SGS
1007	Light Brown Paint on Gypsum Wall	Interior North Wall	<0.007	SGS

SGS FORENSIC LABORATORIES

Final Report

Metals Analysis of Paints

(AIHA-LAP, LLC Accreditation, Lab ID #101762)

PBS Engineering & Environmental Inc.
Kanani Young
400 Bradley Blvd.
Suite 106
Richland, WA 99352

Client ID: L2129
Report Number: M253919
Date Received: 09/12/23
Date Analyzed: 09/12/23
Date Printed: 09/12/23
First Reported: 09/12/23

Job ID / Site: 63275.001 - Pre-Demolition Hazardous Materials Survey 590 Gage Blvd Richland WA

SGSFL Job ID: L2129

Date(s) Collected:

Total Samples Submitted: 7
Total Samples Analyzed: 7

Sample Number	Lab Number	Analyte	Result	Result Units	Reporting Limit*	Method Reference
1001	30927384	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
1002	30927385	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
1003	30927386	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
1004	30927387	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B
1005	30927388	Pb	< 0.007	wt%	0.007	EPA 3050B/7000B
1006	30927389	Pb	< 0.007	wt%	0.007	EPA 3050B/7000B
1007	30927390	Pb	< 0.006	wt%	0.006	EPA 3050B/7000B

* The Reporting Limit represents the lowest amount of analyte that the laboratory can confidently detect in the sample, and is not a regulatory level. The Units for the Reporting Limit are the same as the Units for the Final Results.

Kevin Poon

Kevin Poon, Laboratory Supervisor, Hayward Laboratory

3777 Depot road, Suite 409, Hayward, CA 94545 | Phone: 510.887.8828 / 800.827.3274 Fax: 510.887.4218 | https://falaboratories.sgs.com

PBS

BULK - TRANSMITTAL CHAIN OF CUSTODY

Project Name/Scope: Pre-Demolition Hazardous Materials Survey PBS Project No. 63275.001

Project Address 590 Gage Blvd., Richland, WA Proj. Date: 9/11/23 Temp: 70°

Client Name/POC: Kiemle Hagood Proj. Manager: Justin Ware Sampled By: Justin Ware

Send Samples to:

- ☐ Lab Cor Inc. Seattle, 7619 6th Ave. NW, Seattle WA 98117
- ☐ RJ Lee Group (TCLP-RCRA8), 350 Hochberg Rd., Monroeville PA 15146
- ☐ SGS / Galson – Vegas (PLM only*), 6765 Southeastern Ave. #3, Las Vegas Nevada 89119
- ☐ Lab Cor Inc. Portland, 4321 S. Corbett Ave., Portland OR 97239
- ☐ Seattle Asbestos Test, 4500 9th Ave NE., Ste. #300, Seattle, WA 98105
- ☐ SGS / Galson – Carson CA, 20535 Belshaw Ave, Carson, CA 90746
- ☐ NVL Labs Inc., 4708 Aurora Ave. North, Seattle WA 98103
- ☐ EMC Labs Inc. (Asb/Pb/Mold), 9830 S. 51st Street, Phoenix AZ 85044
- ☒ Other: SGS/Hayward, 3777 Depot RD Suite 409, Hayward, CA 94545

ASBESTOS:
- ☐ PLM Bulk
- ☐ Asbestos Dust
- ☐ Other: _____

LEAD:
- ☐ Dust/wipe
- ☐ Pb TCLP
- ☒ Pb Paint Chip

MOLD (Fungi):
- ☐ Tape (Direct)
- ☐ Swab (Direct)
- ☐ Spore Trap (Air)
- ☐ Bulk (Spore Ct

ANALYTICAL PROTOCOL:
- ☐ BFL 400x-1000x (MOLD)
- ☒ Flame AAS 7082 (Pb Paint)
- ☐ EPA 600/R-93/116 (Asbestos PLM)
- ☐ Cincinnati Method (Asbestos Vermiculite)

EMAIL RESULTS TO:
- ☒ Justin.Ware@pbsusa.com
- ☐ Carson.Linklater@pbsusa.com
- ☒ Kanani.Young@pbsusa.com
- ☐ DeAngelo.Nelson@pbsusa.com
- ☐ Kaitlyn.Gamble@pbsusa.com
- ☒ Cienna.Landon@pbsusa.com
- ☐ _____@pbsusa.com

TURN AROUND TIME:
- ☒ Rush
- ☐ 4-Hour
- ☐ 6-Hour
- ☐ 24-Hour
- ☐ 48-Hour
- ☐ 72-Hour
- ☐ *Standard*
- ☐ *5-day*
- ☐ *7-day*
- ☐ Other _____

OTHER ANALYTE:

☐ _____ Method: _____

Codes / ARCHIVE	Sample ID	Lab ID No.	Dimensions / Quantities SF/LF	Building / Floor / Location / Description / Color / on Substrate
	1001			Black and gray layered paint on cement sidewalk - exterior - east
	1002			Brown paint on wood - siding exterior - south
	1003			white paint on wood siding - exterior - south
	1004			red paint on wood siding - exterior - south
	1005			yellow paint on textured gypsum wallboard - interior N. wall
	1006			Blue paint on textured gypsum wallboard - interior E. wall
	1007			Light brown paint on textured gypsum wallboard interior N. wall

SPECIAL INSTRUCTIONS

Notes: _____

☐ Stop at first positive layer
☐ Stop at first positive sample

Relinquished by:	Date: 9/11/23	Received by:	Date:
Analyzed by:	Date:	Sample Condition Upon Receipt: ☐ Acceptable ☐ Other (explain):	
Method of Shipment:	Date:		

RECEIVED
SEP 12 2023
By 4446
1139

CODES:
ARC: Archive — API: Asbestos Pipe Insulation — BLOCK: Mag Block TSI — BOIL: Boiler Insulation — BUR: Built-up Roofing — BLOWN: Blown in insulation — CAB: Cement asbestos board — CMU: concrete/block unit grout — CAULK: caulking/sealant — CARPMAS: Carpet mastic — CERGRT: Ceramic tile/grout — CG/CT: Concealed grid Ceiling Tile — GCT: Glued Ceiling Tile — CO[illegible] — DEBRIS: misc. debris — DUST: misc. settled dust — FAB: coarse fiber woven fabric — FELT: Felt TSI heavier than paper — FIREDR: Fire Door — FRP: Fiberglass Reinforced Plastic Panels (mastics) — GASKE[illegible] — GLZ: window glazing compound — GYPJC: Gypsum Joint Compound— SPRAY: spray on ceiling textured popcorn — T-TEX: troweled textured material— TRANS: Transite AC Pipe GYPSTR: Gypsum and Plaster — TANK: tank insulation fluffy white magnesium hardtitable HF: Hard Fittings on Pipe TSI — TSI : Thermal System Insulation — LABTOP: Laboratory counter top —LCT: Lay in ceiling tile —LVLCMP: Leveling comp. — MASTIC: adhesive/mastic — MISC: Miscellaneous Materials (describe a detail) MIC: Mechanical Isolation Cloth woven fabric prevents vibration — PAINT: older thick flaking primers contained asbestos — PLSTER: troweled on plaster — RFFELT: Roofing Felt — SHT: sheet vinyl flooring — VAT/VFT: vinyl floor tile — SHINGL: Roof shingle —SEAL: Sealant — RPS: Roof penetration (vent sealant — SFFP: sprayed fibrous fire proofing — SOIL: earth, gravel, soil —TAR : Asphaltic black tar —TARP: Asphaltic tar paper, vapor barrier — PAPER: Paper felt/underlayment — WOVEN: fibrous woven material — WIRE: wire insulation

APPENDIX C

Certifications

THIS IS TO CERTIFY THAT

JUSTIN WARE

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR / MANAGEMENT PLANNER REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 02/13/2023

Course Location: Online

Certificate: IMR-23-5145B

CCB #SRA0615 4-Hr Training

AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 02/13/2024

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939

Andy Fridley, Instructor

THIS IS TO CERTIFY THAT

CIENNA LANDON

HAS SUCCESSFULLY COMPLETED THE TRAINING COURSE

for

ASBESTOS INSPECTOR / MANAGEMENT PLANNER REFRESHER

In accordance with TSCA Title II, Part 763, Subpart E, Appendix C of 40 CFR

Course Date: 06/20/2023

Course Location: Online Training,

Certificate: IMR-23-0507C

CCB #SRA0615 4-Hr Training

AHERA is the Asbestos Hazard Emergency Response Act enacting Title II of Toxic Substance Control Act (TSCA)

Expiration Date: 06/20/2024

For verification of the authenticity of this certificate contact:
PBS Engineering and Environmental Inc.
4412 S Corbett Avenue
Portland, OR 97239
503.248.1939

Andy Fridley, Instructor

State of Oregon
Oregon Health Authority

Justin F. Ware

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Risk Assessor

Certification Number:	2811--Indv--R
Issuance Date:	4/11/2023
Expiration Date:	4/11/2026

Oregon Health Authority

State of Oregon
Oregon Health Authority

Cienna M. Landon

is certified by the Oregon Health Authority to conduct Lead-Based Paint Activities

Inspector

Certification Number:	2809--Indv--I
Issuance Date:	4/4/2023
Expiration Date:	4/4/2026

Oregon Health Authority