

RCO Property Assessment Checklist¹

Property Assessment Checklist for Hazardous Substances Certification

Date: 5/8/17

Property Name: Audubon Lake Addition East Bisson Road, Reardan, WA

Legal Description: SW (LESS PT SESW) SEC 11 T 25 R 39

Co. Parcel # 2539011300020

Street Address **52950 E Bisson Rd, Reardan, WA 99029**

I. Land Use - Subject Property		II. Land Use - Adjacent Properties		III. Public Records	
Use	Yes No Unk	Use	Yes No Unk	List/Agency Action	Yes No Unk
Commercial/industrial	() (x) ()	Commercial/industrial	(x) () ()	Federal superfund	() (x) ()
Dryland agriculture	() (x) ()	Dryland agriculture	(x) () ()	Ecology haz sites list	() (x) ()
Forest	() (x) ()	Forest	() (x) ()	Ecology leaking UST list	() (x) ()
Grazing	(x) () ()	Grazing	(x) () ()	Ecology UST list	() (x) ()
Irrigated agriculture	() (x) ()	Irrigated agriculture	() (x) ()	Ecology enforcement	() (x) ()
Residential	() (x) ()	Residential	(x) () ()	County dumps/landfills	() (x) ()
Vacant undeveloped	(x) () ()	Vacant undeveloped	(x) () ()	County enforcement	() (x) ()
Other	() () (x)	Other	() () (x)	Fire district response	() (x) ()
Comment:		Comment: Reardan health clinic and homes nearby or adjacent		Comment:	

IV. Field Inspection

Risk Indicators	Yes No Unk	Risk Indicators	Yes No Unk	Risk Indicators	Yes No Unk
Abandoned equipment	() (x) ()	Chemical spills	() (x) ()	Off site water discharge	(x) () ()
Above ground tanks	() (x) ()	Chemigation/fertigation	() (x) ()	Oil used for dust control	() (x) ()
Attractive nuisances/hazards	() (x) ()	Discolored soils	() () (x)	Piles of "unknowns"	() (x) ()
Buildings	() (x) ()	Distressed vegetation	() (x) ()	Pilings, docks, wharfs	() (x) ()
* Asbestos	() () ()	Electrical equipment	() (x) ()	Pits, ponds, lagoons	(x) () ()
* Fiberglass	() () ()	Excavations/fills	() () (x)	Railroads	(x) () ()
* Hazardous condition	() () ()	Flood hazard	(x) () ()	Under ground tanks	() () (x)
* Lead	() () ()	Foundations	() (x) ()	Unstable soils/slopes	() (x) ()
* Urea formaldehyde	() () ()	Garbage dumps	() (x) ()	Water sheens	() (x) ()
Burn piles	() (x) ()	Hazmat use, storage, dumping	() (x) ()	Wells	() () (x)
Chemical filling areas	() (x) ()	Manholes, fill pipes, drains	(x) () ()	Other	() () (x)

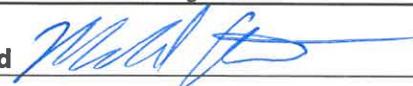
Comment (Note: attach additional comments, map and photographs):

V. Conclusion and Recommendation

- (x) **No Apparent Risk** There is no apparent liability to the department, or it presents an acceptable level of risk, as explained below.
- () **Low Level of Risk that can be Mitigated** There is a risk level that can be avoided if certain actions are taken or conditions met, as explained below.
- () **Risk needs Further Investigation** There is a potential or known risk that needs a Phase 1 environmental assessment completed, as explained below.
- () **High Risk** There is a potential or known risk that outweighs benefit to the department, as explained below.

Rationale: I reviewed the following documents/undertook the following actions in arriving at the above conclusion: (x) Aerial photographs; () Title search; (x) Public Records; () Personal interview (who?) _____; (x) Site inspection; (x) Other Environmental Records Search, Environmental Site Assessment Comment: 1. Railroad/ROW passes through the site. There are two culverts running under the tracks; one is open. 2. Above-ground large debris was identified and removed before sale to WDFW – records of this were reviewed. 3. Ponds are natural features. 4. Flood hazard is natural given the area is composed of multiple ponds, wetlands, vernal pools, etc. 5. Off site water discharge is again a product of this being a riparian/wetland area and would be natural discharge/flow of water across the landscape.

Signed



Title

WDFW - Spokane
District Wildlife Biologist

Date

5/10/17