Clear Entire Form

INITIAL INVESTIGATION FIELD REPORT

WASHINGTON STATE DEPARTMENT OF ECOLOGY

☐ **Check this box if you have attached any documents to this form (using the paperclip icon on the left).**

ERTS #(s):	725308
Parcel #(s):	79150000
County:	Clark
FSID #:	100003126
CSID #:	17135
UST #:	N/A

SITE INFORMATION

Site Name (Name over door):	Site Address (including City, State and Zip):	Phone / Email
First Christian Church HOT	404 NE 6th Ave, Camas, WA 98607	
Site Contact, Title, Business: Adam Pushkas, Cascadia Development Partners	Site Contact Address (including City, State and Zip): 610 Esther St, Suite 202; Vancouver, WA 98660	Phone / Email: adam@cascadiadevelopmentpartners.com
Site Owner, Title, Business: Hudson East Living LLC	Site Owner Address (including City, State and Zip): 610 Esther St, Ste 202, Vancouver, WA 98660	Phone / Email
Site Owner Contact, Title, Business:	Site Owner Contact Address (including City, State and Zip):	Phone / Email
Previous Site Owner(s):	Additional Info (for any Site Information Item):	
Alternate Site Name(s):		

Latitude (Decimal Degrees):	45.58704
Longitude (Decimal Degrees):	-122.40474

INSPECTION INFORMATION

☐ Please check this box if there is relevant inspection information, such as data or photos, in an existing site report for this site.

Inspection Conducted? Yes ☐ No ☒	Date/Time:	Entry Notice: Announced ☐	Unannounced ☐
Photographs taken?	Yes ☐	No ☐	Note: Attach photographs or upload to PIMS
Samples collected?	Yes ☐	No ☐	Note: Attach record with media, location, depth, etc.

RECOMMENDATION

No Further Action (Check appropriate box below):		**LIST on Confirmed and Suspected Contaminated Sites List**: ☐
Release or threatened release does not pose a threat	☐	
No release or threatened release	☐	
Refer to program/agency (Name: _____)	☐	
Independent Cleanup Action Completed (contamination removed)	☒	

COMPLAINT (Brief Summary of ERTS Complaint):

During a Phase II ESA to evaluate a property for purchase and re-development, diesel was found associated with the area of a removed heating oil underground storage tank.

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):

No further action. Petroleum contaminated soil removed by excavation and disposed of landfill, confirmed by analytical results.

Investigator: Tim Mullin	Date Submitted: 5/1/2024

OBSERVATIONS ☐ **Please check this box if you included information on the Supplemental Page at end of report.**

Description (If site visit made, please be sure to include the following: site observations, site features and cover, chronology of events, sources/past practices likely responsible for contamination, presence of water supply wells and other potential exposure pathways, etc.):

On September 1, 2023, soil sampled from two borings (B-1 and B-2) in the area of a removed heating oil underground storage tank (UST) identified a diesel in soil concentration at 28,900 milligrams per kilogram (mg/kg). Boring B-1 sample was collected at 8 feet below ground surface (bgs). Vertical extent was assessed by collecting another sample in boring B-1 at 11 feet bgs, with a result of diesel in soil at 37.0 mg/kg.

The release was identified in September 2023 and remediated in March 2024.

Groundwater was not encountered.

As the area of petroleum contaminated soil appears to be less than 350 square feet, the release remediation was excluded from further terrestrial ecological evaluation (TEE) per WAC 173-340-7492(2)(a).

21.32 tons of petroleum contaminated soil was removed from the base of the former heating oil UST excavation and disposed of at Waste Management's landfill in Hillsboro, Oregon.

Ecology compared analytical results to the MTCA Method A cleanup level for unrestricted land use for soil of 2,000 mg/kg (diesel and heavy oil combined), as the release is believed to be only one petroleum substance, heating oil.

Sampling requirements met the strict requirements of WAC 173-340-900, Table 830-1, as the heating oil UST was estimated to be less than 1,100 gallon capacity. The heating oil UST was believed to be used to heat the now demolished church buildings.

Five excavation extent samples were collected on March 13, 2024, one from each of the four sidewalls (Excavation Wall-N, Excavation Wall-E, Excavation Wall-S, and Excavation Wall-W) and one from the excavation floor at 10.5 feet bgs (Excavation Wall-W). All analytical concentrations were less than the laboratory reporting limits and MTCA Method A cleanup level. As of April 2024, property is being re-developed into a mixed use commercial (ground floor) and 56 unit residential (higher floors) building.

Recommendation: No further action. Recommend adding the Site to the No Further Action list.

Documents reviewed:

PBS, Heating Oil Remedial Excavation Oversight Report, April 8, 2024.

Reset Contaminant Selections

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	SEDIMENT	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents						Organic solvents, typically volatile or semi-volatile, not containing any halogens. To determine if a product has halogens, search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is not a Cl, I, Br, F in the formula, it's not halogenated. (Examples: acetone, benzene, toluene, xylenes, methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, stoddard solvent, Naptha). *Use this when TEX contaminants are present independently of gasoline.*
	Polynuclear Aromatic Hydrocarbons (PAH)						Hydrocarbons composed of two or more benzene rings.
	Tributyltin						The main active ingredients in biocides used to control a broad spectrum of organisms. Found in antifouling marine paint, antifungal action in textiles and industrial water systems. (Examples: Tributyltin; monobutyltin; dibutyltin)
	Methyl tertiary-butyl ether						MTBE is a volatile oxygen-containing organic compound that was formerly used as a gasoline additive to promote complete combustion and help reduce air pollution.
	Benzene						Benzene
	Other Non-Halogenated Organics						TEX
	Petroleum Diesel	RB					Petroleum Diesel
	Petroleum Gasoline						Petroleum Gasoline
	Petroleum Other						Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE						Polybrominated di-phenyl ether
	Other Halogenated Organics						Other organic compounds with halogens (chlorine, fluorine, bromine, iodine). search HSDB (http://toxnet.nlm.nih.gov/cgi-bin/sis/htmlgen?HSDB) and look at the Chemical/Physical Properties, and Molecular Formula. If there is a Cl, I, Br, F in the formula, it is halogenated. (Examples: Hexachlorobutadiene; hexachlorobenzene; pentachlorophenol)
	Halogenated solvents						PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)						Any of a family of industrial compounds produced by chlorination of biphenyl, noted primarily as an environmental pollutant that accumulates in animal tissue with resultant pathogenic and teratogenic effects
	Dioxin/dibenzofuran compounds (see notes at bottom)						A family of more than 70 compounds of chlorinated dioxins or furans. (Examples: Dioxin; Furan; Dioxin TEQ; PCDD; PCDF; TCDD; TCDF; OCDD; OCDF). *Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270*
Metals	Metals - Other						Cr, Se, Ag, Ba, Cd
	Lead						Lead
	Mercury						Mercury
	Arsenic						Arsenic
Pesticides	Non-halogenated pesticides						Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides						Pesticides with halogens (Examples: DDT; DDE; Chlordane; Heptachlor; alpha-beta and delta BHC; Aldrin; Endosulfan, dieldrin, endrin)

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*SEDIMENT*	DESCRIPTION
Other Contaminants	Radioactive Wastes						Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic						Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic						Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances						Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures						Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures						For sediments, a failure to meet bioassay criteria from the Sediment Management Standards. For soils, a failure to meet TEE bioassay criteria for plant, animal or soil biota toxicity.
Reactive Wastes	Unexploded Ordinance						Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes						Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes						Corrosive wastes are acidic or alkaline (basic) wastes that can readily corrode or dissolve materials they come into contact with. Wastes that are highly corrosive as defined by the Dangerous Waste Regulation (WAC 173-303-090(6)). (Examples: Hydrochloric acid; sulfuric acid; caustic soda)

(fill in contaminant matrix above with appropriate status choice from the key below the table)

Status choices for contaminants	
Contaminant Status	**Definition**
B— Below Cleanup Levels (Confirmed)	The contaminant was tested and found to be below cleanup levels. (Generally, we would not enter each and every contaminant that was tested; for example if an SVOC analysis was done we would not enter each SVOC with a status of "below". We would use this for contaminants that were believed likely to be present but were found to be below standards when tested
S— Suspected	The contaminant is suspected to be present; based on some knowledge about the history of the site, knowledge of regional contaminants, or based on other contaminants known to be present
C— Confirmed Above Cleanup Levels	The contaminant is confirmed to be present above any cleanup level. For example—above MTCA method A, B, or C; above Sediment Quality Standards; or above a presumed site-specific cleanup level (such as human health criteria for a sediment contaminant).
RA— Remediated - Above	The contaminant was remediated, but remains on site above the cleanup standards (for example—capped area).
RB— Remediated - Below	The contaminant was remediated, and no area of the site contains this contaminant above cleanup standards (for example— complete removal of contaminated soils).

Halogenated chemicals and solvents: Any chemical compound with chloro, bromo, iodo or fluoro is halogenated; those with eight or fewer carbons are generally solvents (e.g. halogenated methane, ethane, propane, butane, pentane, hexane, heptane or octane) and may also be used for or registered as pesticides or fumigants. Most are dangerous wastes, either listed or categorical. Organic compounds with more carbons are almost always halogenated pesticides or a contaminant or derivative. Referral to the HSDB is recommended if you are unfamiliar with a chemical name or compound, as it contains useful information about synonyms, uses, trade names, waste codes, and other regulatory information about most toxic or potentially toxic chemicals.

Dibenzodioxins and dibenzofurans are normalized to a combined equivalent toxicity based on 2,3,7,8-tetrachloro-p-dibenzodioxin as set out in WAC 173-340-708(8)(d) and in the Evaluating the Toxicity and Assessing the Carcinogenic Risk of Environmental Mixtures using Toxicity Equivalency Factors Focus Sheet (https://fortress.wa.gov/ecy/clarc/FocusSheets/tef.pdf). Results may be reported as individual compounds and isomers (usually lab results), or as a toxic equivalency value (reports).

FOR ECOLOGY II REVIEWER USE ONLY (For Listing Sites):

How did the Site come to be known ☐ **Site Discovery (received a report)** **9/7/2023** (Date Report Received)
☒ **ERTS Complaint**
☐ **Other (please explain):** Click to enter text.

Does an Early Notice Letter need to be sent: ☐ Yes ☒ No
If *No*, please explain why: **2023 NFA List**

NAICS Code (if known): **813110**
Otherwise, briefly explain how property is/was used (i.e., gas station, dry cleaner, paint shop, vacant land, etc.):
Click to enter text.

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment
If multiple Unites needed, please explain why: Click to enter text.

Cleanup Process Type (for the Unit):
☐ No Process ☒ Independent Action
☐ Voluntary Cleanup Program ☐ Ecology-supervised or conducted
☐ Federal-supervised or conducted

Site Status:
☐ Awaiting Cleanup ☐ Construction Complete – Performance Monitoring
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring
☒ No Further Action Required

Model Remedy Used? ☐
If yes, was this a transformer spill? ☐

Site Manager (Default Click to enter text.**)** **Tim Mullin**

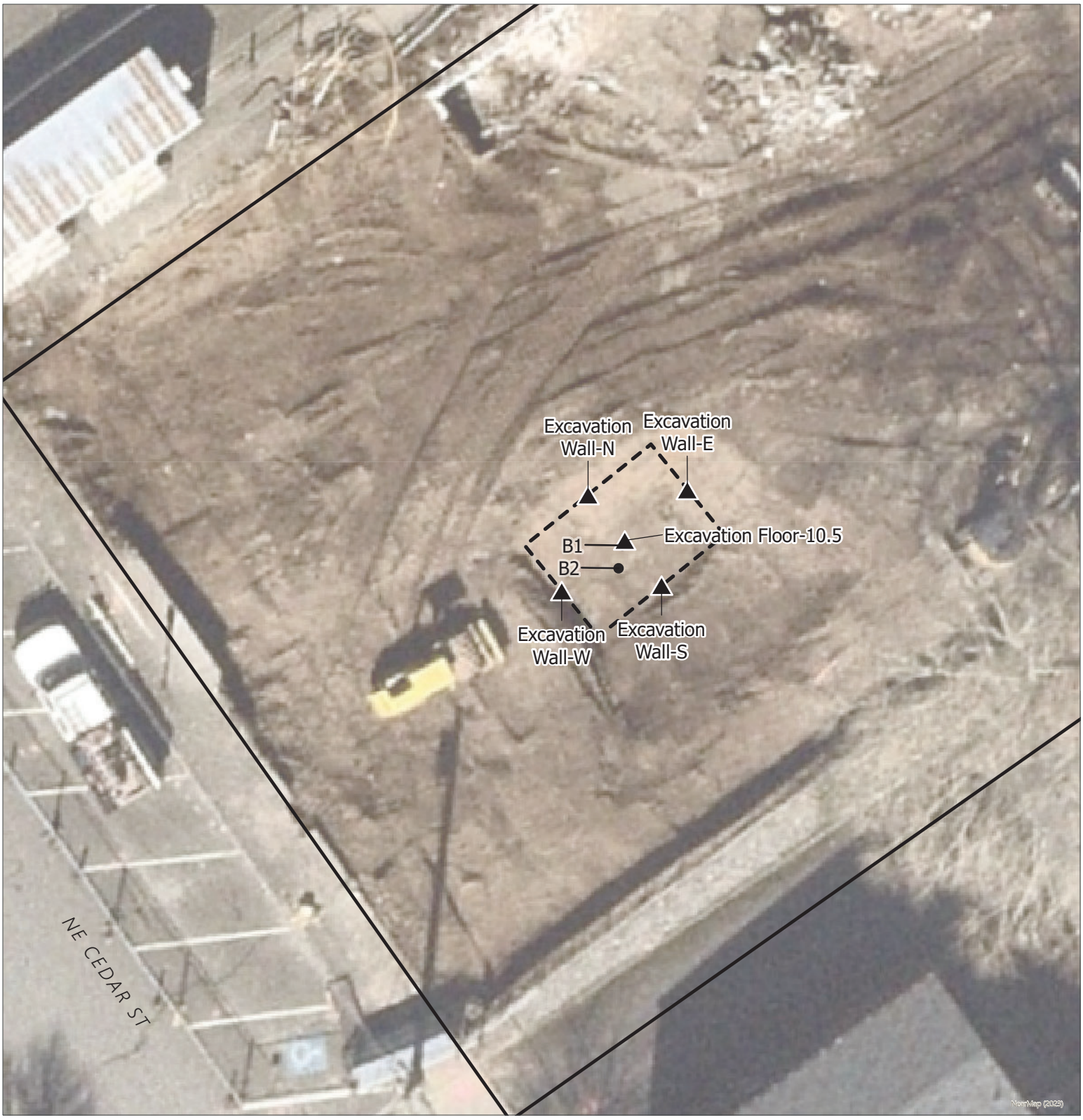
Specific confirmed contaminants include:
Diesel in Soil
Click to enter text. in Groundwater
Click to enter text. in Other (specify matrix: Choose an item.

Facility/Site ID No. (if known):
Click to enter text.
Cleanup Site ID No. (if known):
Click to enter text.

COUNTY ASSESSOR INFO: Please attach to this report a copy of the tax parcel/ownership information for each parcel associated with the site, as well as a parcel map illustrating the parcel boundary and location.

Additional or Supplemental Information from Observations Page

Please use this box for any text that requires special formatting



Detail Plan

404 NE 6th Avenue, Camas, Washington

Date: April 2024 | Project: 24468.000

Figure: 3

Site Boundary

Excavation Extent

Phase II Investigation Boring Locations

Confirmation Samples

N

1 INCH = 15 FEET

0 15 Feet

PBS

NAD 1983 StatePlane Washington South FIPS 4602 Feet | L:\Projects\24000\24400-24499\24468 Camas\GIS\24468_Camas\24468_Camas.aprx | 4/5/2024 2:16 PM

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 79150000 MapsOnline Fact Sheet
Property Type: Real
Property Status: Active
Site Address: 404 NE 6TH AVE, CAMAS, WA 98607 (Situs Addresses)
Abbreviated Description: CAMAS LOTS 5 THRU 8 BLK 44

Tax Status: Regular

Property Owner	**Owner Mailing Address**	**Property Site Address**
HUDSON EAST LIVING LLC	610 ESTHER ST STE 202 VANCOUVER WA , 98660	404 NE 6TH AVE, CAMAS, WA 98607 Google Maps Street View

Administrative Data Info...

Jurisdiction	Camas
Land Use Planning	
Comprehensive Plan Designation	COM
Comprehensive Plan Overlay(s)	none
Urban Growth Area	Camas
Zoning Designation - Codes	Downtown Commercial (DC)
Zoning Overlay(s)	none
Miscellaneous	
Census Tract	415.00
Drainage District	n/a
Neighborhood	n/a
Park District	n/a
Public Safety	
Burning Allowed	No
EMS Response Area	Camas Washougal Fire
Fire District	Camas
Increased Wildfire Danger Area	No
Police Jurisdiction	Camas Police Dept
Schools	
School District Name	Camas
Elementary School Attendance Area	Helen Baller
Middle School Attendance Area	Liberty
High School Attendance Area	Camas
Transportation	
C-TRAN Public Transportation Benefit Area	Yes
Traffic Impact Fee (TIF) District	Camas
Transportation Analysis Zone	1797

Electoral Data

Board of County Councilors District	4
Camas Council Ward	1
CPU Commissioner District	2
Election Precinct	951
Legislative District	17
Library District	Camas Public Library
Port District	Camas Port District 1
School District Board Director District	Director District 2
Sewer Board District	Camas
State Weed Board District	2

Land Data

Approximate Area Info...	20,038 sq. ft. 0.46 acres
Clark County Road Atlas	Page 3
DOR Land Use Code Info...	72
Section-Township-Range	NW 1/4,S11,T1N,R3E PDF
Subdivision	CAMAS (INCLUDING ENLARGED PLATS 10-1-3)
Survey	049055

Sales History

Date of Sale	05/18/2021
Document Type	D-SWD
Document Number	
Excise Number	843157
Sale Amount	$1,300,000.00

Date of Sale	01/01/1900
Document Type	EAS
Document Number	6056409
Excise Number	0

Assessment Data Info...

2023 Values for 2024 Taxes

Market Value as of January 1, 2023

Land Value	$409,142.00
Building Value	$385,193.00
Total Property	$794,335.00

Taxable Value Info...

Total	$794,335.00

2022 Values for 2023 Taxes

Market Value as of January 1, 2022

Land Value	$356,400.00
Building Value	$334,950.00
Total Property	$691,350.00

Taxable Value Info...

Total	$691,350.00

General

Assessor Neighborhood	9850
Re-valuation Cycle	4
Notice of Value	2023 2022 2021

Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.

Utilities		Sale Amount	$0.00
CPU Lighting Utility District	n/a		
Last Street Sweeping	n/a		
Sewer District	Camas		
Waste Collection Provider	n/a		
Waste Collection Day	No Data		
Water District	Camas The water service provider may be different from the indicated water district. Please contact the parcel's jurisdiction if you need to know the water service provider.		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov

ERTS Incident #725308

Environmental Report Tracking - *Generated 4/25/2024, 3:24 PM*

Primary Initial Report - Reported: 09/07/23 15:00

Reference ID - 215907

Where did it happen?

Location name:
Physical address: 404 NE 6th Ave
Camas WA 98607
US
County: Clark
Ecology region: SWRO
Lat, long: 45.58704 , -122.40474
Directions/Landmarks:

What happened?

Incident date: 09/01/23
Activity: Other
Cause:
Medium: Ground - Soil
Source: Tank - Underground storage tank (UST)
Substance: Oil - Heating oil
Substance amount:

Who might be responsible?

Name:
Adam Pushkas
Organization:
Hudson East Living LLC
Email:
adam@cascadiadevelopmentpartners.com
Phone number(s):
Mailing address:
610 Esther St
Suite 202
Vancouver WA 98660
US

How was it reported?

Intake type: Email
Reported date: 09/07/23 15:00
Entered by: Joe Thomas
Entered at: 09/07/23 15:44

Who reported it?

Do they want this to be confidential? No

Reporter type:
Consultant
Name:
Riley Martin
Organization:
PBS Engineering and Environmental
Email:
riley.martin@pbsusa.com
Phone number(s):
(503) 295-2246
Mailing address:
Are they anonymous? No
Are they self-reporting? No
External reference number:

Comments/notes

On September 1, 2023, PBS Engineering and Environmental Inc. conducted a drilling investigation to assess a heating oil tank (HOT) that had been decommissioned by removal. Two borings were drilled within the former HOT location. The first boring revealed an 8-inch section of visibly contaminated soil at 8 ft bgs. A sample from this depth yielded a Diesel concentration of 28,900 mg/kg. To assess vertical extent, an additional sample was collected from the same boring at 11 ft bgs, which tested at 37.0 mg/kg, indicating limited downward migration of the contamination. The second boring did not exhibit visual signs of contamination, and lab results confirmed the absence of contaminants.

Incident details

Life cycle status: Referred to program

Location

Location name:

Incident Date: 09/01/23
Was it self-reported?: No
Show to public?: No

Physical Address: 404 NE 6th Ave
Camas WA 98607
US
County: Clark
Lat, long: 45.58704 , -122.40474

Program owners

Joe Thomas **(Primary)**
SWRO - External
Comments:

Nannette Brooks **(Primary)**
SWRO - Toxics Cleanup
Comments:

PLIA is referring this site back to the Department of Ecology for further follow-up. PLIA contacted the site owner and has not received any response within 90 days of the initial report.

Who might be responsible?

Name:
Adam Pushkas
Organization:
Hudson East Living LLC
Email:
adam@cascadiadevelopmentpartners.com
Phone number(s):
Mailing address:
610 Esther St
Suite 202
Vancouver WA 98660
US

Follow-ups

Program: External - Subject: Soil Contamination

Reference ID - 224852

What happened?

Primary activity

Activity:
Other

Primary detail

Medium:
Ground - Soil
Source:
Tank - Underground storage tank (UST)
Substance:
Oil - Heating oil
Substance amount:

Action history

Status	Action	Date
Email sent	Follow-up owner email sent	09/07/2023 15:45:11
Email not sent	Follow-up owner email not sent	09/07/2023 15:45:02

Follow-up owners

Status	Organization	First name	Last name	Is external?	Email	Phone number	Comments
Email sent	Pollution Liability Insurance Agency			Y	pliamail@plia.wa.gov	(360) 407-0520	

Incident attachments

Contact Ecology if you would like a copy of any of these attachments

File name	File description	Section/Reference ID	Date uploaded
ERTS 725308 initial report.msg	Initial report	Initial report - 215907	09/07/2023
ERTS 725308.msg	PLIA is referring this site back to the Department of Ecology for further follow-up. PLIA contacted the site owner and has not received any response within 90 days of the initial report. Thank you,	Follow-up - 224852	12/07/2023
RE ERTS #725308 has been referred to your Agency.msg	Document received. Thank you,	Follow-up - 224852	09/12/2023