DEPARTMENT OF ECOLOGY
State of Washington

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

ERTS #(s):	**714054**
Parcel # (s):	**986060363**
County:	**Clark**
FSID #:	**2661257**
CSID #:	**17197**
UST #:	**Click to enter text.**

SITE INFORMATION

Site Name (Name over door): **The Mill**	Site Address (including City, State, and Zip): **8070 E Mill Plain Blvd Vancouver, WA 98664**	Phone Click to enter text. Email **Click to enter text.**
Site Contact, Title, Business: **Kyle Fisher, Point Source Solutions**	Site Contact Address (including City, State, and Zip): Click to enter text.	Phone **530-860-8811** Email **Click to enter text.**
Site Owner, Title Business: **Garrison Square Investors, LLC**	Site Owner Address (including City, State, and Zip): **1615 SE 3rd Ave, Ste. 100 Portland, OR 97214**	Phone **Click to enter tex** Email **Click to enter text.**
Site Owner Contact, Title, Business: **Click to enter text.**	Site Owner Contact Address (Including City, State, and Zip) **Click to enter text.**	Phone **Click to enter tex** Email **Click to enter text.**
Previous Site Owner(s): **Click to enter text.**	Additional Info (for any Site Information Item): **Click to enter text.**	
Alternate Site Name(s): **Click to enter text.**		

Latitude (Decimal Degrees):	**45.62480**	Longitude (Decimal Degrees):	**-122.59111**

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: Click to enter text.	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: **Click to enter text.**)	☐	
Independent Cleanup Action Completed (contamination removed)	☒	

COMPLAINT (Brief Summary of ERTS Complaint):

NWTPH-Gx value in near-surface soil exceeds the MTCA Method A CUL

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

5 USTs removed and impacted soils have been removed from Site for disposal at regulated facilities.

Investigator: **Joe Kasperski, LG**	Date Submitted: 6/14/2022

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):

In 2022, while grading for property redevelopment of the southwest corner of the parcel, an underground storage tank (UST) was encountered. Four additional USTs were discovered for a total of five USTs associated with a service station. The tanks contained liquids, solids or sludge, which were sampled from each tank for characterization. The tanks contents were removed via vacuum truck for disposal. The USTs were rinsed and removed for disposal.

None of the soil in each UST cavity appeared contaminated on a visual or olfactory basis nor did a photoionization detector indicate volatile organic vapors where deployed. Soil samples were collected from each end of the tanks (i.e. base) none of which indicated petroleum contamination of the Gx or Dx range. Soil at 2-feet below ground surface (bgs) east of tank T1 was analyzed to exceed the Method A screening level for gasoline range organics. Ethylbenzene and total xylenes were also detected but below the Method A screening level.

Groundwater was not evaluated due to presumed depth to groundwater. Other TCP sites in the vicinity document groundwater in excess of 50 feet bgs.

Approximately 212 cubic yards, totaling 325.41 tons, of contaminated and other waste soil was transported under manifest to Hillsboro Landfill.

Follow up sampling was conducted to achieve the Table 830-1 column waste oils and unknown oil from below the terminal depth of soil excavation. Precise co-location of additional soil sample collection was not possible due to continued Site development. Additional soil was collected from within the soil excavation polygon as close as practicable to the T1-WTE@2’ sample location. EDB was evaluated at a detection limit greater than the Method A cleanup level. Ecology, using best professional judgement, evaluates non-detection of all other petroleum compounds suggests impacted soil does not remain on Site.

I recommend no further action is needed at this Site..

Documents reviewed:

Point Source Solutions, LLC, Underground Storage Tank Decommissioning and Contaminated Soil Removal Report WDOE ERTS #714054, April 28, 2022.
Point Source Solutions, LLC, Sample Location Diagram, June 27, 2022.
Friedman & Bruya, Inc, Laboratory Analytical Report: The Mill, F&BI 206332 project, June 24, 2022.

CONTAMINANT GROUP	CONTAMINANT	*SOIL*	*GROUNDWATER*	*SURFACE WATER*	*AIR*	*SEDIMENT*	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds	Select	Select	Select		Select	Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents	Select	Select	Select	Select	Select	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)	Select	Select	Select	Select	Select	Hydrocarbons composed of two or more benzene rings.
	Tributyltin	Select	Select	Select		Select	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	**B**	Select	Select	Select	Select	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	**B**	Select	Select	Select	Select	Benzene
	Other Non-Halogenated Organics	**RB**	Select	Select	Select	Select	TEX
	Petroleum Diesel	**B**	Select	Select		Select	Petroleum Diesel
	Petroleum Gasoline	**RB**	Select	Select	Select	Select	Petroleum Gasoline
	Petroleum Other	**B**	Select	Select		Select	Oil-range organics
Halogenated Organics (see notes at bottom)	PBDE	Select	Select	Select	Select	Select	Polybrominated di-phenyl ether
	Other Halogenated Organics	Select	Select	Select	Select	Select	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	**B**	Select	Select	Select	Select	PCE, chloroform, EDB, EDC, MTBE
	Polychlorinated Biphenyls (PCB)	**B**	Select	Select	Select	Select	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)	Select	Select	Select	Select	Select	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	**B**	Select	Select		Select	Cr, Se, Ag, Ba, Cd
	Lead	**B**	Select	Select		Select	Lead
	Mercury	**B**	Select	Select	Select	Select	Mercury
	Arsenic	**B**	Select	Select		Select	Arsenic
Pesticides	Non-halogenated pesticides	Select	Select	Select	Select	Select	Pesticides without halogens (Examples: parathion, malathion, diazinon, phosmet, carbaryl (sevin), fenoxycarb, aldicarb)
	Halogenated pesticides	Select	Select	Select	Select	Select	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	Select	Select	Select	Select	Select	Wastes that emit more than background levels of radiation.
	Conventional Contaminants, Organic	Select	Select	Select		Select	Unspecified organic matter that imposes an oxygen demand during its decomposition (Example: Total Organic Carbon)
	Conventional Contaminants, Inorganic	Select	Select	Select	Select	Select	Non-metallic inorganic substances or indicator parameters that may indicate the existence of contamination if present at unusual levels (Examples: Sulfides, ammonia)
	Asbestos	Select	Select	Select	Select	Select	All forms of Asbestos. Asbestos fibers have been used in products such as building materials, friction products and heat-resistant materials.
	Other Deleterious Substances	Select	Select	Select		Select	Other contaminants or substances that cause subtle or unexpected harm to sediments (Examples: Wood debris; garbage (e.g., dumped in sediments))
	Benthic Failures	Select	Select	Select		Select	Failures of the benthic analysis standards from the Sediment Management Standards.
	Bioassay Failures	Select	Select	Select		Select	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	Select	Select	Select	Select	Select	Weapons that failed to detonate or discarded shells containing volatile material.
	Other Reactive Wastes	Select	Select	Select	Select	Select	Other Reactive Wastes (Examples: phosphorous, lithium metal, sodium metal)
	Corrosive Wastes	Select	Select	Select	Select	Select	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)** Date (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: Click to enter text.

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

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.**)** Click to enter text.

Specific confirmed contaminants include:
TPH-GRO Ethylbenzene xylenes 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.

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 986060363 **MapsOnline** **Fact Sheet**
Property Type: Real
Property Status: Active
Site Address: 7910 E MILL PLAIN BLVD, VANCOUVER, WA 98664 (Situs Addresses)
Abbreviated Description: GARRISONS SUB-DIV #3 LOT 3 .67A

Tax Status: Regular

Info for Senior/Disabled Property Tax Exemption

Property Owner	**Owner Mailing Address**	**Property Site Address**
GARRISON SQUARE INVESTORS LLC	1615 SE 3RD AVE SUITE 100 PORTLAND OR , 97214 US	7910 E MILL PLAIN BLVD, VANCOUVER, WA 98664 **Google Maps Street View**

Administrative Data Info...

Zoning Designation - Codes	Community Commercial (CC)
Zoning Overlay(s)	none
Comprehensive Plan	COM
Comp. Plan Overlay(s)	none
Census Tract	412.05
Jurisdiction	Vancouver
Fire District	Vancouver
Park District	District B
School District	Evergreen
Elementary	Marrion
Middle School	Wy East
High School	Mt. View
Sewer District	Vancouver
Sewer Board District	Vancouver
Water District	Vancouver
Neighborhood	North Garrison Heights
Section-Township-Range	SW 1/4,S29,T2N,R2E PDF
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Evergreen
Transportation Impact Fee	Cascade
Transportation Analysis Zone	139
Waste Collection Service Provider	Waste Connections
Garbage Collection Day	Wednesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Increased Wildfire Danger Area	No
Public Health Food Inspector District	District 5
Public Health Food Plan Review Area	District D
Public Health WRAP Inspector District	District 1
Councilor District	1
Drainage District	none

Land Data

Clark County Road Atlas	Page 9
Approximate Area Info...	29,185 sq. ft. 0.67 acres
Subdivision	GARRISON SUB-DIVISION
Survey	010086 062098
DOR Land Use Code Info...	59

Sales History

Sale Date	11/09/2021
Document Type	BLA
Excise Number	855277
Document Number	5990780
Sale Amount	$0.00
Sale Date	01/01/1900
Document Type	EAS
Excise Number	0
Document Number	5990779
Sale Amount	$0.00

Assessment Data Info...

2021 Values for 2022 Taxes

Market Value as of January 1, 2021

Land Value	$432,500.00
Building Value	$0.00
Total Property	$432,500.00

Taxable Value Info...

Total	$432,500.00

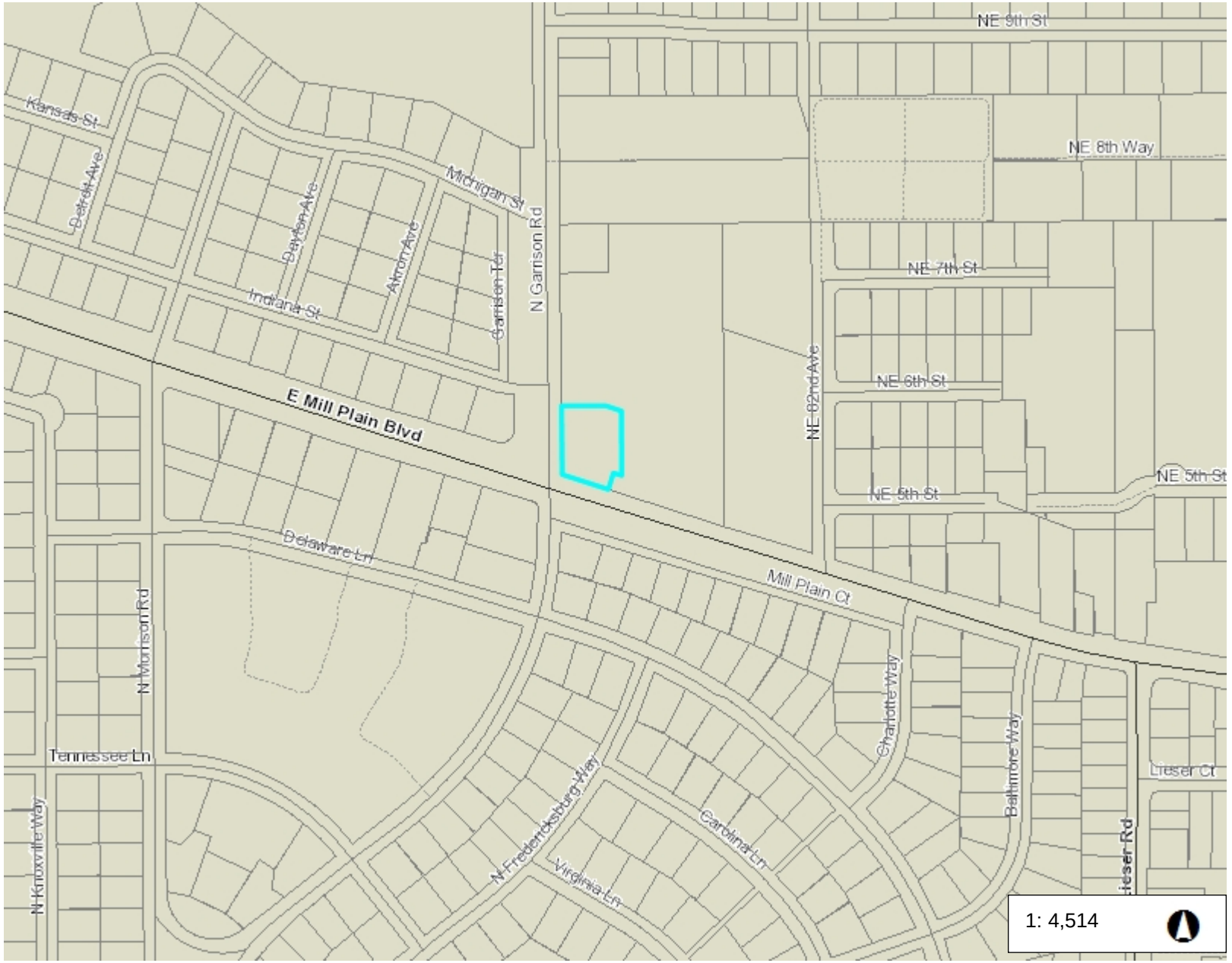
General

Re-valuation Cycle	1
Assessor Neighborhood	9620
Notice of Value	N/A

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.

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

Parcel 986060363



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

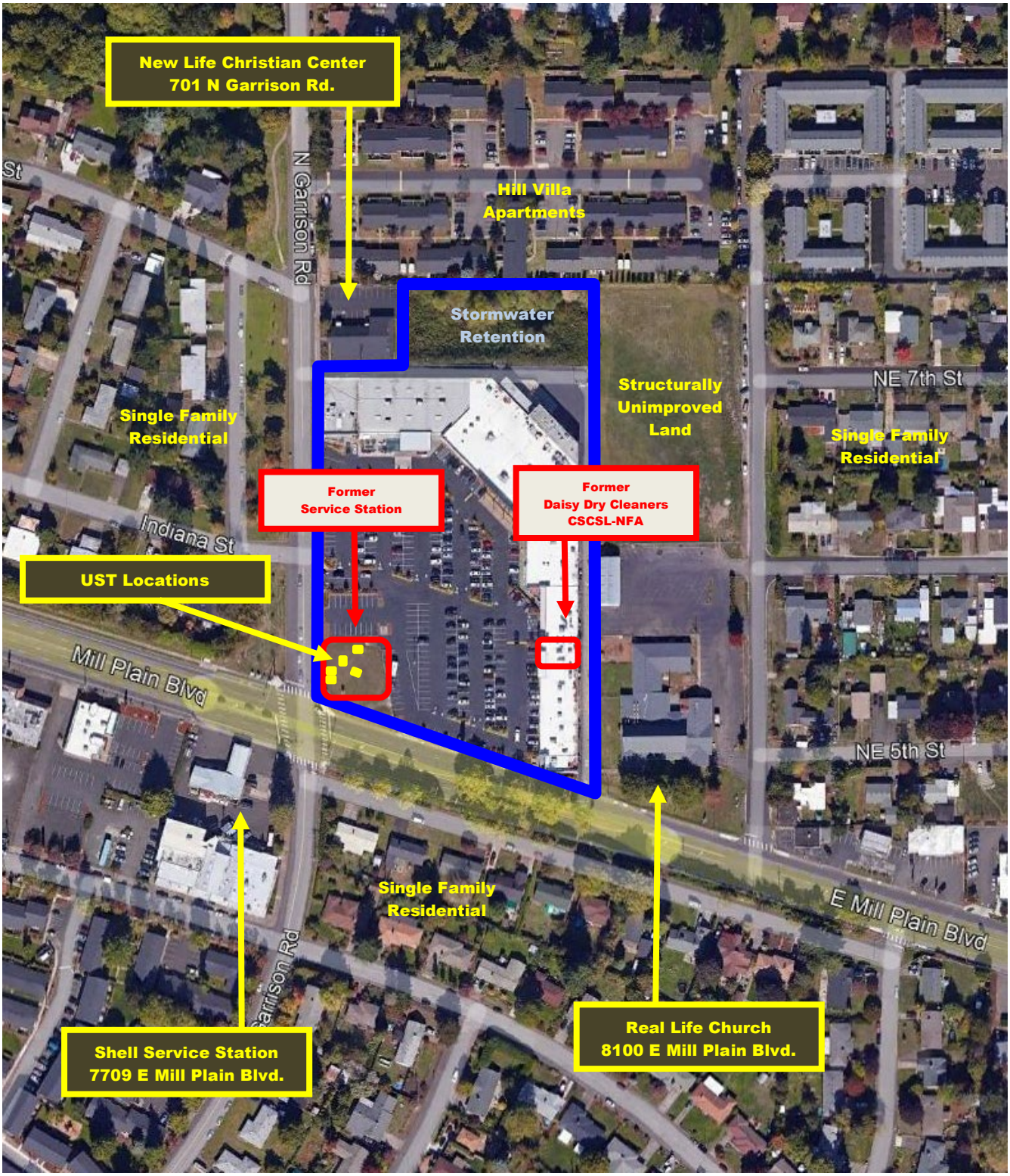


FIGURE 1: SITE PLAN

From Google Earth 2020

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

Site Name: The Mill
8070 E Mill Plain Boulevard
Vancouver, Washington 98664

Project Number: WA211019-3A

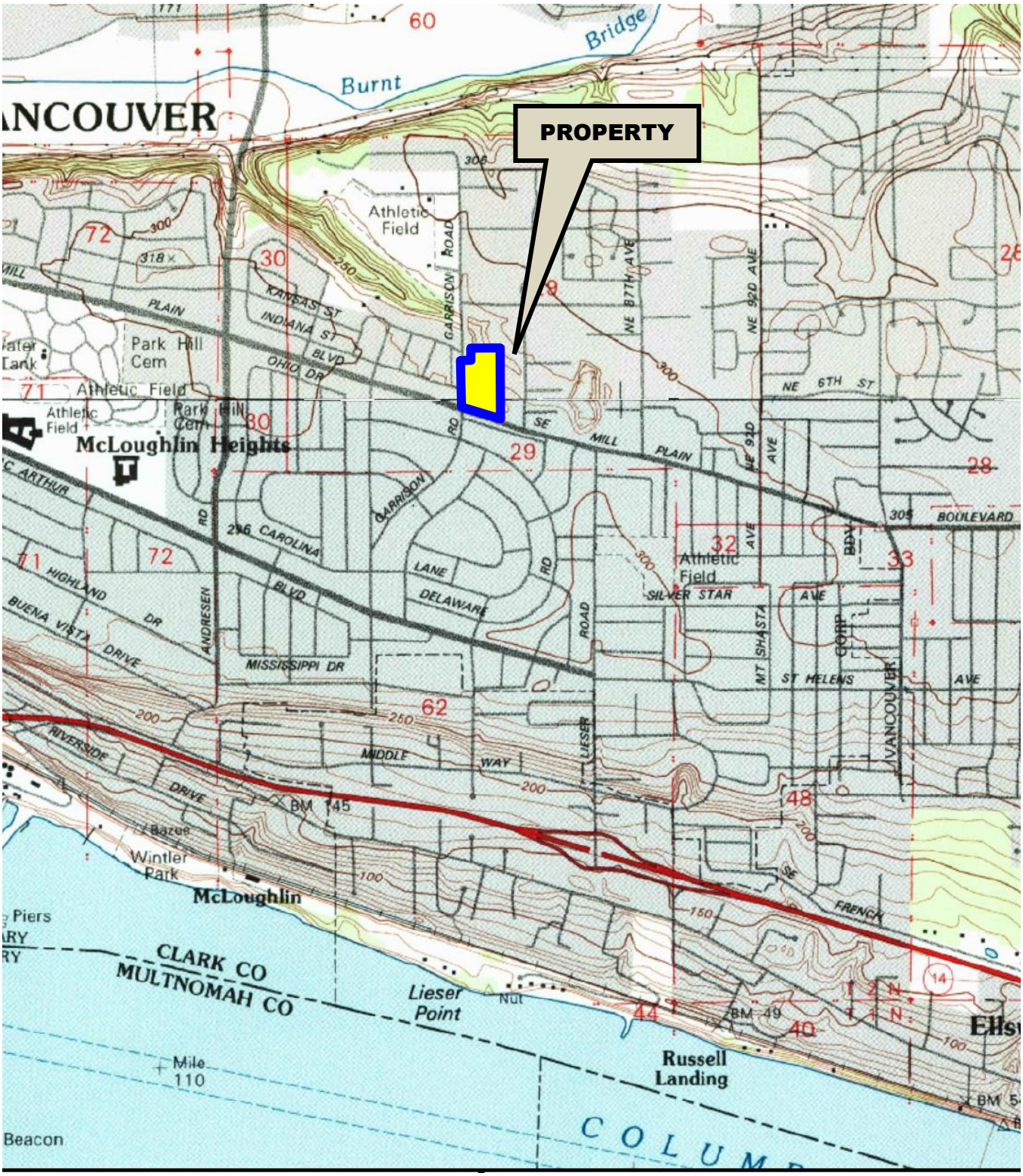


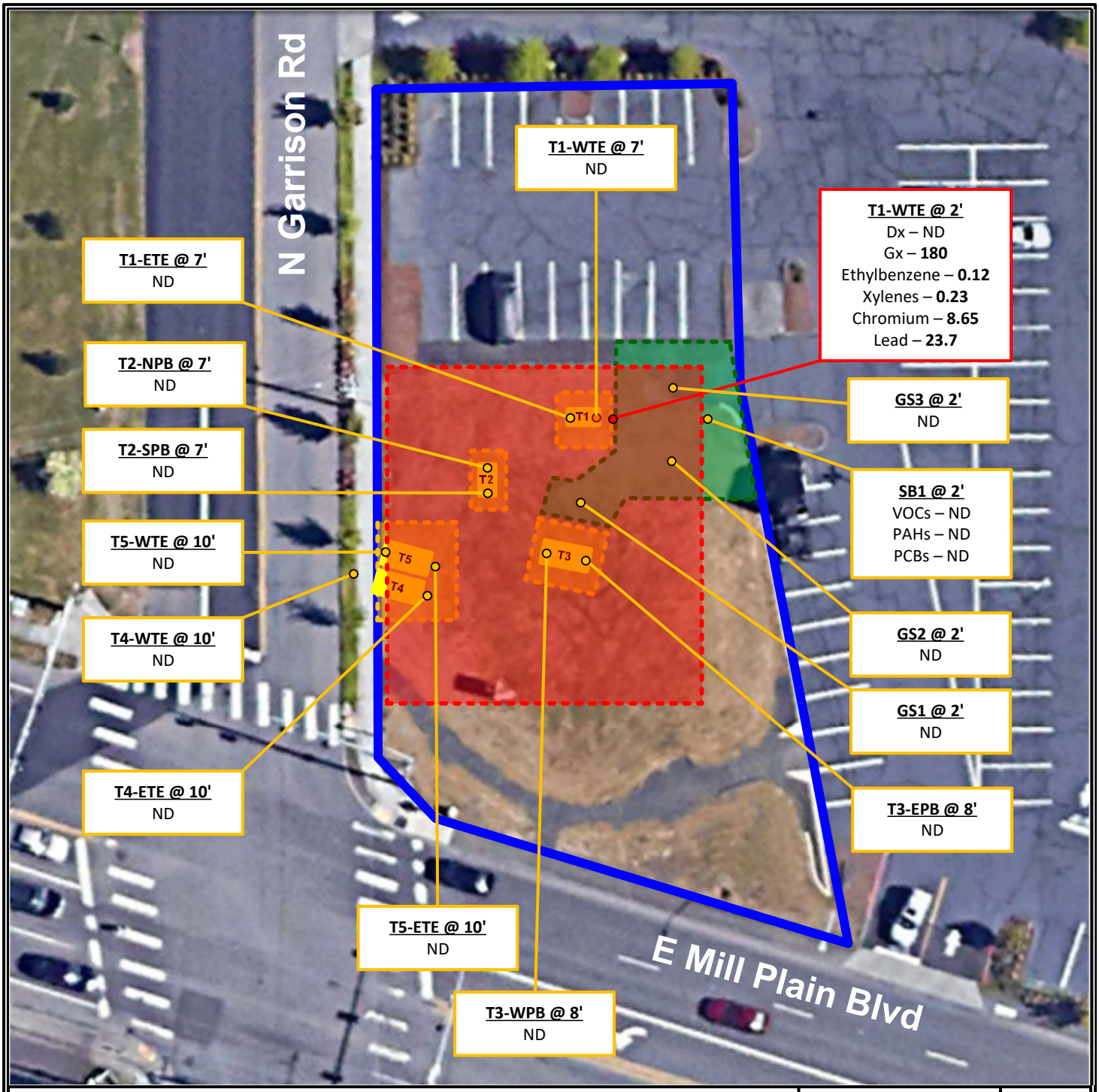
FIGURE 2: TOPOGRAPHIC MAP

Source: USGS 7.5 Minute Topographic Map
MT Tabor, OR-WA Quadrangle 1994

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

Site Name: The Mill
8070 E Mill Plain Boulevard
Vancouver, Washington 98664

Project Number: WA211019-3A



SAMPLE LOCATION DIAGRAM

Aerial Imagery from Google Earth (2021)

N↑

Notes:

- Soil results in mg/kg
- ND = None Detected

Soil Sample Location

Soil Sample Location (Contamination Detected)

Now Inaccessible Due to Concrete Slabs

UST Excavation Boundary

Surface Contamination Excavation

Site Boundary

T1 UST Location

Scale in Feet (Approximate)

40

point source solutions, llc
ENVIRONMENTAL CONSULTING AND CONTRACTING

Site Name: The Mill
8070 E Mill Plain Blvd
Vancouver, WA 98661

Project Number: WA211019-3A

5317 NE St Johns Rd, Suite D
Vancouver, WA 98661
503.236.5885

Sample results are summarized in Tables 1 through 3:

TABLE 1 - TANK EXCAVATION SAMPLES
LABORATORY ANALYTICAL RESULTS – NWTPH-DX/GX (MG/KG)

Sample #	Depth	Date	Location	DX/GX
T1-ETE	7.0'	3/29/22	T1 West Pit Bottom (sic)	None Detected
T1-WTE	7.0'	3/29/22	T1 East Pit Bottom (sic)	None Detected
T2-NPB	7.0'	3/30/22	T2 North Tank End	None Detected
T2-SPB	7.0'	3/30/22	T2 South Tank End	None Detected
T2-EPW	7.0'	3/30/22	T2 East Pit Wall	None Detected
T2-WPW	7.0'	3/30/22	T2 West Pit Wall	None Detected
T2-NPW	7.0'	3/30/22	T2 North Pit Wall	None Detected
T2-SPW	7.0'	3/30/22	T2 South Pit Wall	None Detected
T3-EPB	8.0'	3/31/22	T3 East Tank End	None Detected
T3-WPB	8.0'	3/31/22	T3 West Tank End	None Detected
T4-ETE	10.0'	4/1/22	T4 East Tank End	None Detected
T4-WTE	10.0'	4/1/22	T4 West Tank End (Other Side of Sidewalk)	None Detected
T5-ETE	10.0'	4/1/22	T5 East Tank End	None Detected
T5-WTE	10.0'	4/1/22	T5 West Tank End	None Detected

TABLE 2 - TANK CONTENTS SAMPLES
LABORATORY ANALYTICAL RESULTS – HCID, VOCS, PAHS, PCBS, TCLP METALS (MG/KG)

Sample #	Date	HCID	VOCs	PAHs	PCBs	TCLP Metals
T1 Contents-Solid	3/29/22	NA	trans-13-Dichloropropene - 0.16	ND	ND	Barium - 1.03
T2 Contents-Solid	3/30/22	NA	None Detected	ND	ND	ND
T3 Sludge	3/31/22	NA	135-TMB - 45.0 ug/L 124-TMB - 16.0 ug/L	Naphthalene - 33.0 ug/L 2-Methylnaphthalene - 250.0 ug/L 1-Methylnaphthalene - 250.0 ug/L Acenaphthene - 16.0 ug/L Fluorene - 80.0 ug/L Phenanthrene - 43.0 ug/L Fluoranthene - 0.66 ug/L Pyrene - 1.8 ug/L	ND	Lead - 4.45 mg/L
T4 Contents	4/5/22	None Detected	NA	NA	NA	NA
T5 Contents	4/5/22	None Detected	NA	NA	NA	NA

Table 2 Notes:

NA = Not Analyzed

ND = Not detected above laboratory reporting limits

5317 NE St Johns Rd, Suite D
Vancouver, WA 98661
503.236.5885

TABLE 3 – SURFACE CONTAMINATION CONFIRMATION SAMPLES LABORATORY ANALYTICAL RESULTS – NWTPH-DX/GX, BTEX, TOTAL METALS (MG/KG)						
Sample #	**Depth**	**Date**	**Location**	**DX/GX**	**BTEX**	**Metals**
T1-WTE	2.0'	3/29/22	Surface soils adjacent to East (sic) wall of T1 excavation	Dx – ND **Gx - 180**	Benzene – ND Toluene – ND Ethylbenzene – 0.12 Xylenes – 0.23	Chromium – 8.65 Lead – 23.7
GS1	2.0'	4/5/22	SW Corner of Surface Soil Excavation	ND	NA	NA
GS2	2.0'	4/5/22	S Corner of Surface Soil Excavation	ND	NA	NA
GS3	2.0'	4/5/22	N Corner of Soil Excavation	ND	NA	NA
WDOE MTCA Method A Screening Level – Soil				**TPH-Gx (No Detectable Benzene) – 100 Ethylbenzene – 6 Xylenes – 9 Chromium – 19 Lead – 250**		

Table 3 Notes:

Results in **BOLD** exceed MTCA Method A Cleanup Levels in Soil for Unrestricted Site Uses.
NA = Not Analyzed
ND = Not detected above laboratory reporting limits

7.0 Conclusions and Recommendations:

No diesel-range or gasoline-range hydrocarbons were detected above laboratory detection limits in the tank excavations. All contaminated surface soils encountered were removed from the site. This tank decommissioning and cleanup project was performed in accordance with WDOE UST decommissioning requirements. No further action is recommended.

8.0 Limitations:

This UST Decommissioning Project for the Site addressed as 8070 E Mill Plain Blvd, Vancouver, Washington is intended for the exclusive use of WDOE, Garrison Square Investors, LLC, or parties specified by Garrison Square Investors, LLC.

The conclusions contained within this report are based upon site conditions present at the time of this project.

Point Source Solutions has performed this project in accordance with applicable regulations and generally accepted practices of reputable environmental professionals and contractors. This report is based upon observations made directly by representatives of Point Source Solutions as well as information provided by others. Although we have no reason to believe that the information provided to us by others and subsequently included in the report is not accurate, we cannot be held responsible for inaccuracies that may have been reported to us.