



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

ERTS #(s):	707604
Parcel # (s):	73134076
County:	Clark
FSID #:	100003734
CSID #:	17230
UST #:	Click to enter text.

SITE INFORMATION

<u>Site Name (Name over door):</u> Clark PUD Transformer Release J Street	<u>Site Address (including City, State, and Zip):</u> 455 J Street, WASHOUGAL WA 98671	<u>Phone</u> Click to enter text. <u>Email</u> Click to enter text.
<u>Site Contact, Title, Business:</u> Chrystal Jones; Clark Public Utilities	<u>Site Contact Address (including City, State, and Zip):</u> 8600 NE 117th Ave, Vancouver, WA 98668	<u>Phone</u> (360) 992-8894 <u>Email</u> cjones@clarkpud.com
<u>Site Owner, Title Business:</u> Gomez Chris & Gomez Susan J	<u>Site Owner Address (including City, State, and Zip):</u> 455 J Street, WASHOUGAL WA 98671	<u>Phone</u> Click to enter text. <u>Email</u> Click to enter text.
<u>Site Owner Contact, Title, Business:</u> Chrystal Jones, Clark Public Utilities	<u>Site Owner Contact Address (Including City, State, and Zip)</u> 8600 NE 117th Ave, Vancouver, WA 98668	<u>Phone</u> (360) 992-8894 <u>Email</u> cjones@clarkpud.com
<u>Previous Site Owner(s):</u> Click to enter text.	<u>Additional Info (for any Site Information Item):</u> Click to enter text.	
<u>Alternate Site Name(s):</u> Click to enter text.		

Latitude (Decimal Degrees):	45.58694
Longitude (Decimal Degrees):	-122.36922

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

INSPECTION INFORMATION

Inspection Conducted? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Date/Time: Click to enter text.	Entry Notice:	Announced <input type="checkbox"/>	Unannounced <input type="checkbox"/>
Photographs taken?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach photographs or upload to PIMS		
Samples Collected?	Yes <input type="checkbox"/> No <input type="checkbox"/>	Note: Attach record with media, location, depth, etc.		

RECOMMENDATION

No Further Action (Check appropriate box below):	LIST on Confirmed and Suspected Contaminated Sites List: <input type="checkbox"/>
Release or threatened release does not pose a threat <input checked="" type="checkbox"/>	
No release or threatened release <input type="checkbox"/>	
Refer to program/agency (Name: Click to enter text.) <input type="checkbox"/>	
Independent Cleanup Action Completed (contamination removed) <input checked="" type="checkbox"/>	

COMPLAINT (Brief Summary of ERTS Complaint):

Clark County PUD reported a release of mineral oil from a transformer.

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

No further action necessary. Mineral oil was effectively remediated to below MTCA A Unrestricted CUL.

Investigator: **Joseph Hunt, LHG**

Date Submitted: **3/22/2022**

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):

6/26/21 – US Ecology (USE) responded to release of 5-10 gallons of non-PCB mineral oil covering a 3x5-foot area of soil beneath a pole-mounted transformer at subject address to soil. Removed 2CY of mineral oil-impacted soil and covered area.

6/29/21 – 8/4/21: USE returned to site and conducted additional excavation to 3 feet bgs and used field-screening methods to assess adequacy of removal. Five soil confirmation samples were collected during the 6/29/21 visit and analyzed for NWTPH-Dx and Arochlors. Excavation was backfilled and reseeded. Based on the June results, USE returned to the site on 8/4/21, conducted additional excavation, and collected 3 additional soil confirmation samples for further NWTPH-Dx and Arochlor analysis.

The USE soil analytical results are summarized below by date:

6/29/21 NWTPH-Dx/Arochlor Results (mg/kg)

Sample ID/Results:

North; Diesel (<240); Oil (407); Mineral Oil(7,330); Arochlor (<0.0124)

South; Diesel (<519); Oil (<1,040); Mineral Oil(1,420); Arochlor (A1254/0.0205; A1260/0.0319)

East; Diesel (<495); Oil (<989); Mineral Oil(4,450); Arochlor (A1260/0.0173)

West; Diesel (<258); Oil (713); Mineral Oil(743); Arochlor (A1260/0.0147)

Center; Diesel (<2,480); Oil (<4,960); Mineral Oil(39,100); Arochlor (A1260/0.0283)

8/4/21 NWTPH-Dx/Arochlor Results (mg/Kg)

Sample ID/Results:

North2; Diesel (<25); Oil (57.6); Mineral Oil(<46.8); Arochlor(NA)

East2; Diesel (<26.6); Oil (228); Mineral Oil(80); Arochlor (NA)

Center2; Diesel (<113); Oil (<227); Mineral Oil (3,720); Arochlor (NA)

Ecology Analysis: During 8/4/21 event, mineral oil successfully remediated to less than MTCA A CUL of 4000 mg/Kg in North2, East2, and Center2 samples. 6/29/21 detected Arochlors occurred at less than MTCA A Unrestricted CUL of 1 mg/Kg. Oil-range detections below MTCA A CUL and were likely present due to either pre-existing impact or roadway runoff unassociated with the mineral oil spill.

On August 5, 2021, USE personnel transported 2.26-tons of transformer oil impacted material and debris to Waste Management Hillsboro Landfill in Hillsboro, OR for disposal.

Documents reviewed:

Incident Report - US Ecology Project No. 167656 – Site Location: 455 J St, Washougal, WA; US Ecology; September 8, 2021.

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, isopropanol, formic acid, acetic acid, stoddard solvent, Naptha). <i>Use this when TEX contaminants are present independently of gasoline.</i>
	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	Select	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	Select	Select	Select	Select	Select	Benzene
	Other Non-Halogenated Organics	Select	Select	Select	Select	Select	TEX
	Petroleum Diesel	B	Select	Select		Select	Petroleum Diesel
	Petroleum Gasoline	Select	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	Select	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). <i>Do not use for 'dibenzofuran', which is a non-chlorinated compound that is detected using the semivolatile organics analysis 8270</i>
Metals	Metals – Other	Select	Select	Select		Select	Cr, Se, Ag, Ba, Cd
	Lead	Select	Select	Select		Select	Lead
	Mercury	Select	Select	Select	Select	Select	Mercury
	Arsenic	Select	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 Ordnance	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.):
Residential

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 **Model Remedy Used?** ☐
☐ Cleanup Started ☐ Cleanup Complete – Active O&M/Monitoring **If yes, was this a**
☐ No Further Action Required **transformer spill?** ☐

Site Manager (Default [Click to enter text.](#)) [Click to enter text.](#)

Specific confirmed contaminants include: **Facility/Site ID No. (if known):**
Diesel/Oil in Soil [Click to enter text.](#)
[Click to enter text.](#) in Groundwater **Cleanup Site ID No. (if known):**
[Click to enter text.](#) [Click to enter text.](#)
[Click to enter text.](#) in Other (specify matrix: [Choose an item.](#)

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 Fact Sheet for Account 73134076

April 20, 2022

General Information

Property Account	73134076
Site Address	455 J ST, WASHOUGAL, WA 98671
Owner	GOMEZ CHRIS & GOMEZ SUSAN J
Mail Address	455 J ST WASHOUGAL WA , 98671 US
Land Use	SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES
Property Status	Active
Tax Status	Regular
1st Line Legal	#76 DAVID C PARKER DLC .15A
Area (approx.)	6,534 sq. ft. / 0.15 acres

Assessment (2021 Values for 2022 Taxes)

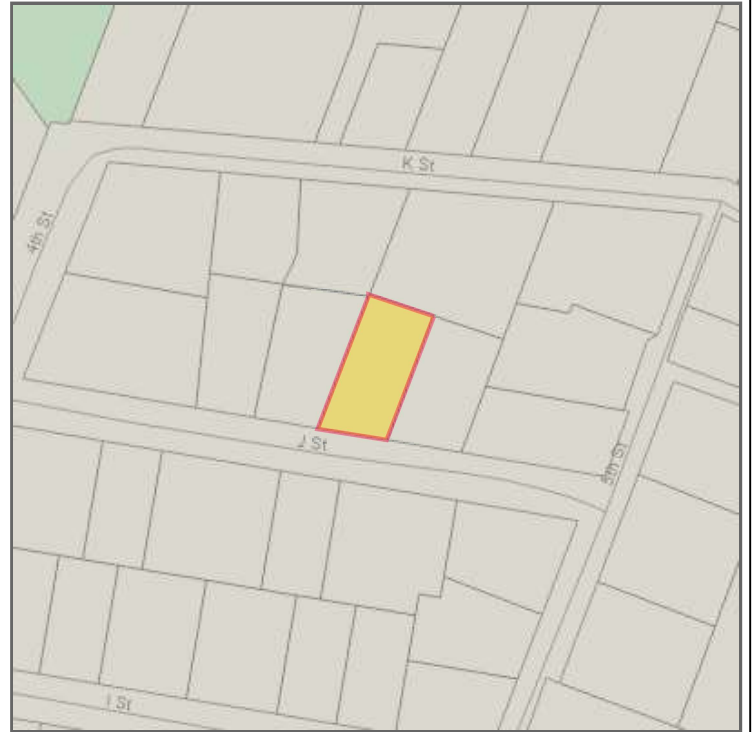
Land Value	\$133,479.00
Building Value	\$211,109.00
Total Property Value	\$344,588.00
Total Taxable Value	\$344,588.00

Most Recent Sale

Sale Date	06/26/2008
Document Type	DEED
Sale Number	0626966
Sale Amount	\$178,000.00

Administrative

Zoning Designation	Single-family Residential (R1-7.5)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	405.09
Jurisdiction	Washougal
Fire District	Washougal
Park District	n/a
School District	Washougal
Elementary	Hathaway
Middle School	Jemtegaard
High School	Washougal
Sewer District	Washougal
Water District	Washougal
Neighborhood	n/a
Section-Township-Range	NW 1/4,S07,T1N,R4E
Urban Growth Area	Washougal
C-Tran Benefit Area	Yes
School Impact Fee	Washougal
Transportation Impact Fee	Washougal
Transportation Analysis Zone	432
Waste Connections	Monday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Increased Wildfire Danger Area	No
Public Health Food Inspector District	District 2



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	500 Year Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / WgB
Critical Aquifer Recharge Area	Category 1 Recharge Areas
FEMA Map / FIRM Panel	53011C0553E
Watershed	Washougal River
Sub Watershed	Washougal (Lower)

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	C
Liquefaction	Very Low

Development Moratorium

none

Cultural Resources

Archaeological Probability	High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

Habitat and Species Impacts:	No Mapping Indicators
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