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WA State Department
of Ecology (SWRO)

Columbia Way LLC

Environmental History and Status notes as part of VCP Application
November 28, 2017

Property: 4000 & 4200 SE Columbia Way, Vancouver, WA
Site names: Portco Property or Pedigo Products (or variations/combinations thereof)

WA Department of Ecology,

We are requesting a no-further-action letter (NFA) for the above Property (the "Property"). The Property was previously owned by Portco Corporation who had USTs. The City of Vancouver purchased the Property and part of that transaction included removal and clean-up of the USTs. The City of Vancouver sold the Property to Pedigo Products (4000 SE Columbia Way) and G&P Properties (4200 SE Columbia Way). These companies have common ownership and we are seeking a NFA for the entire site/Property.

The Department of Ecology sent an Early Notice Letter to the City of Vancouver dated April 17, 2013 notifying them that the property had open environmental issues. We became aware of this in August 2017 in connection with a mortgage refinance of 4000 SE Columbia Way. We had understood that documents had been submitted to the Department of Ecology adequate to justify a NFA. We understand the most expeditious path to resolution is to apply via the Voluntary Clean Program.

We have had cooperation with the City of Vancouver in reviewing the documents and status. Following is their findings/understanding:

After a few emails back and forth with Ecology staff, it's now clear what the process would be for them to update their files. They recommend that you, as the owner, submit an application under the Voluntary Cleanup Program (see link below) and request an opinion from Ecology staff regarding the final status of the clean-up. In making such a request, the attached reports should be uploaded to their site so they can document/verify the work that was done. It may be helpful to point out to DOE staff in the application that, although two tanks under the building are described as not removed in the Level II Report, there is a follow-up memo from CH2MHill to Ecology that confirms that those two tanks were later removed (Ecology noticed that the report says two tanks were not removed and raised this issue with me, but the follow-up memo – see attachment #1 above - should address that).

The attachments/documents they sent us (on the jump-drive):

1. Portco Environmental Assessment related docs.pdf
2. Phase II Environmental Assessment Survey Portco Property Final Copy.pdf
3. Portco - LSE Phase II Site Assessment.pdf

Regards,

Joel Richter
360-695-3500 x112