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Heating Oil Tank Cleanup Status Report State of Washington Department of Ecology

**Property Owner:
Kelsey Schopp & Sarah Moody**

**Property Address:
512 Beech Street
Vancouver, WA 98661**

**Work Performed By:
Soil Solutions Environmental Services Inc.
3540 SE 28th Avenue
Portland, OR 97202
503-234-2118**

**CCB#138344
WA#SOILS**995NM**

Tank Division
Soil Testing & Decommissioning
Soil & Groundwater Cleanup

Sewer Division
Scopes & Inspections
Line Repair & Replacement

Stormwater Division
Dry Well Registration

Radon Division
Measurement & Mitigation

CCB#138344/WA#SOILS**995NM

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SITE NARRATIVE FOR 6703 NE 60TH STREET

Soil Solutions Environmental Services (SSES) was contracted to perform a site assessment around a residential underground heating oil tank (HOT) located at 512 Beech Street in Vancouver, Washington. SSES arrived at the site on February 9, 2017. One approximately 285-gallon HOT was located adjacent to the west side of the residence in a north-south orientation. The top of the tank was buried at a depth of 1.2 feet below ground surface (bgs) and the bottom of the tank was buried 4.7 feet bgs.

Two soil samples were collected with hand-held Geoprobe equipment from the tank area. Sample 1 was collected from the north tank end and sample 2 was collected at the south tank end, both at a depth of 5-6 feet bgs. Field technicians indicated obvious diesel staining and odor present at both tank ends. The soil type at these depths was made up of coarse gravel like soils. The samples were submitted to Friedman and Bruya, Inc. (F&BI) in Seattle, Washington for diesel analysis using the Northwest Total Petroleum Hydrocarbon Analytical Method (NWTPH-Dx). The laboratory report showed 11,360 parts per million (ppm) diesel was detected in sample 1 and 210 ppm diesel and residual range petroleum hydrocarbons detected in sample 2. All soil sampling analytical results are presented in Table 1. The fuel release was reported to the property owner and the Department of Ecology (DOE) Environmental Report Tracking System. All soil sampling analytical results are presented in Table 1.

SSES obtained the applicable Demolition and Inspection permit (DMO-218018) from The City of Vancouver, Washington. On March 14, 2017 SSES returned to decommission and remove the tank in accordance with the Model Toxics Control Act Cleanup Regulation, WAC 173-340 350(7). The top of the tank was exposed and a portion was cut open. Approximately 12 gallons of product and 8 gallons of sludge were removed from the tank and the interior was thoroughly pressure-washed using approximately 14 gallons of rinsate water. The product was transported to SSES equipment yard for temporary storage. The rinse water was later transported, in bulk, by Oil Re-Refining Company (ORRCO) for proper disposal. The sludge was placed directly into a drop box on site to be transported with contaminated soil to Waste Management Hillsboro Landfill for proper disposal. On March 24, 2017 SS technicians backfilled the heating oil tank with compacted gravel and restored the site to grade.

A total of two soil samples were collected and submitted to F&BI in accordance with WAC 173-340 350(7). All samples were collected with hand-driven Geoprobe sampling auger gear, placed into laboratory-provided clean glass jars and stored in a cooler on ice. The samples were transported under chain of custody to the laboratory. All the samples collected were analyzed by F&BI by the NWTPH-Dx method. Table 1 is a summary of the sample numbers, dates of collection, sample identifications and analytical results. See attached site map for sample locations. Copies of laboratory data results and chain of custody forms for all samples collected are attached.

Table 1: Sample Numbers, Identifications and Analytical Results

Sample Numbers	Sample Dates	Sample Identifications	NWTPH-Dx Results mg/Kg (ppm)	
			Diesel	Residual Range
1	2/9/17	S1@5-6	11,000	360
2	2/9/17	S2@5-6	210	<250

< = below detection limit or reporting limit

All samples collected in depths of feet below ground surface

Results reported in parts per million (ppm) (mg/kg)

The soil sample lab results showed the highest level of diesel and residual range petroleum hydrocarbon contamination present on site was 11,360 ppm on north tank end at 5-6 feet bgs. See attached site map for sample locations. Copies of receipts for the disposal of the tank contents are also attached. Copies of all laboratory analytical results and chain of custody documents are included. A copy of the City of Vancouver Demolition and Inspection permit is included.

Summary and Conclusion

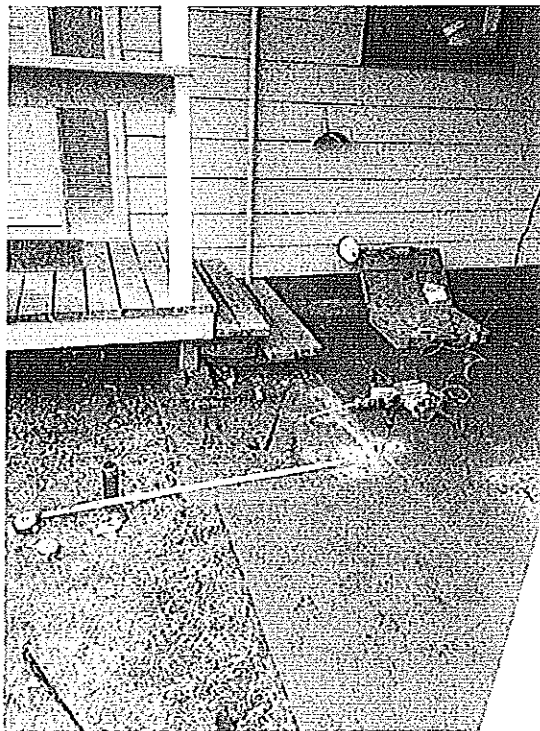
SSES decommissioned the heating oil tank located at the above referenced property. The two soil samples collected were analyzed for diesel and residual range petroleum hydrocarbons. At the request of the property owner, no additional work on site is to be performed at this time. The magnitude and extent of diesel contaminated soil has not been determined. Concentrations above the DOE's MTCA Method A Cleanup Level of 2,000 ppm diesel persist on the property. The entire area is serviced by municipal water (City of Vancouver).

Our professional services have been performed, our findings obtained and our recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. SSES is not responsible for the independent conclusions, opinions or recommendations made by others based on the records review, site observations, field exploration and laboratory test data presented in this report.

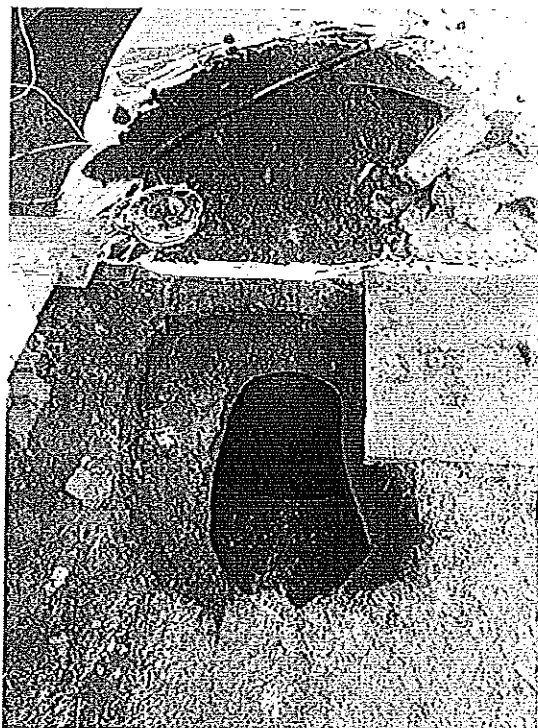
It should be noted that environmental evaluations are inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. For these types of evaluations, it is often necessary to use information prepared by others and SSES cannot be responsible for the accuracy of such information. Additionally, the passage of time may result in a change in the environmental characteristics at this site and surrounding properties. This report does not warrant against future operations or conditions, nor does this warrant operations or conditions present of a type or at a location not investigated. This report is not a regulatory compliance audit and is not intended to satisfy the requirements of any state, federal, or local real estate transfer laws.

This report is intended for the use of the property owner and to provide DOE with a status report of work performed onsite. This report may not be used or relied upon by any other party without the written consent of Soil Solutions Environmental Services. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

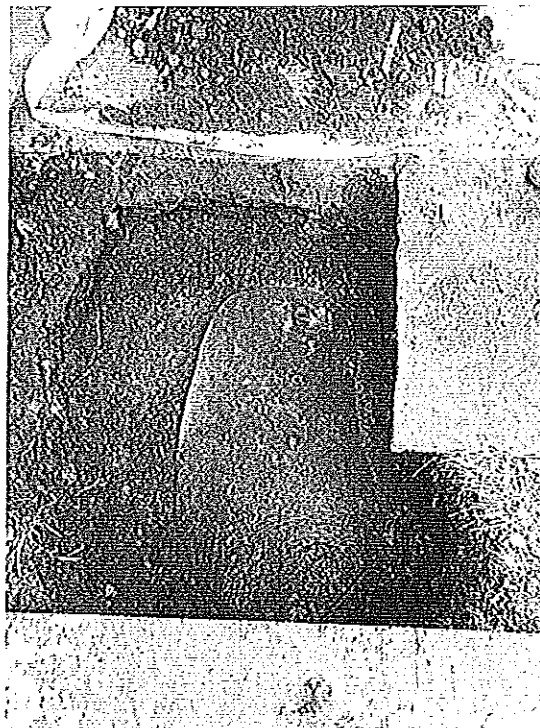
SITE PHOTOS



The property located at 512 Beech Street in Vancouver, Washington had an underground storage tank adjacent to the west side of the site residence.



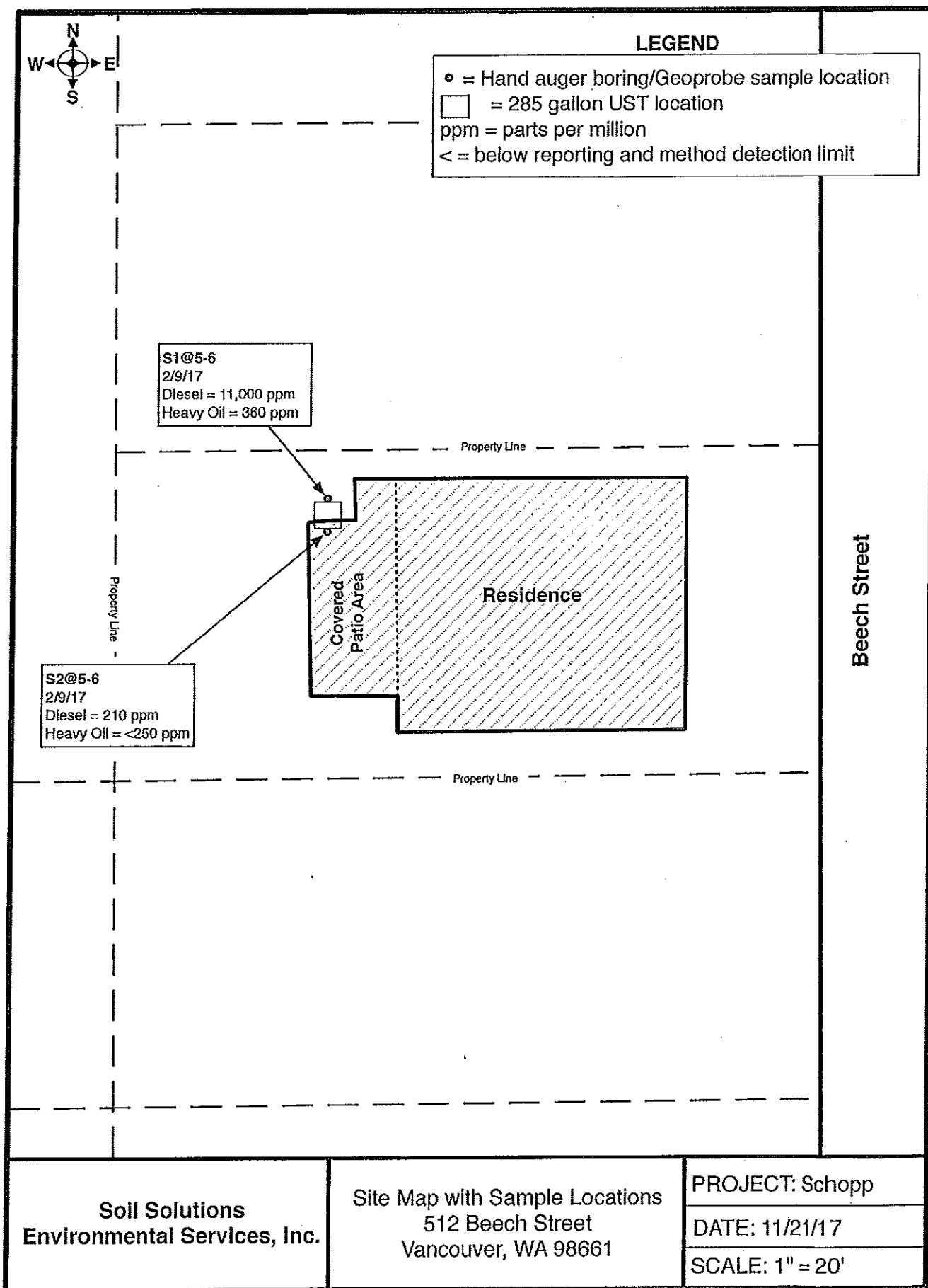
A portion of the top of the tank was exposed and cut open. All of the tank contents were removed and the tank interior was thoroughly pressure-washed.

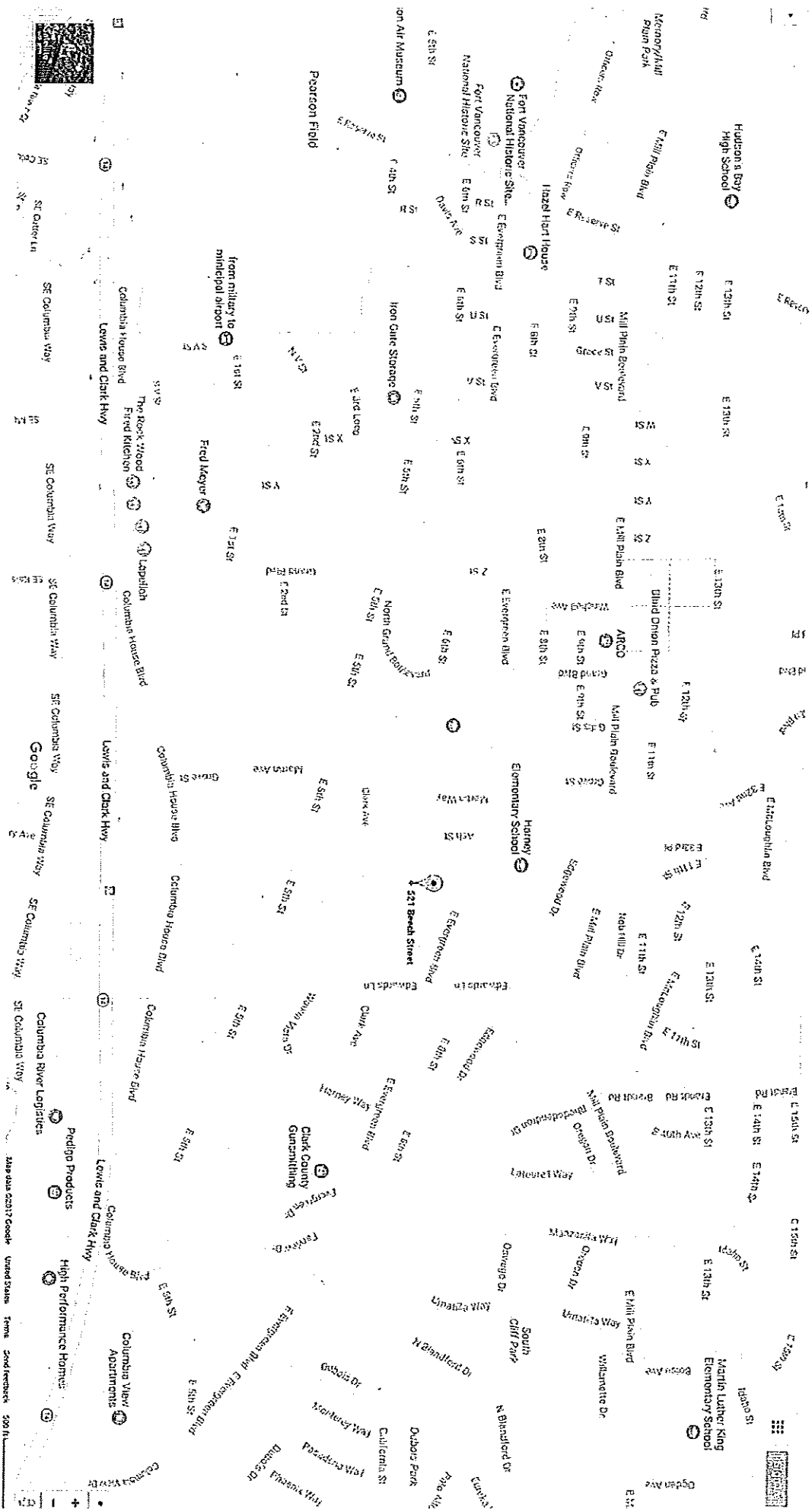


The tank was filled in-place with gravel.



The site was restored to grade with topsoil.







Hillsboro Landfill, Inc.
3205 SE Winter Bridges
Hillsboro, OR, 97123
Ph: (503)-640-5627

Original
Ticket# 145599

Customer Name SOILSOLUTION SOIL SOLUTIONS & Carrier S-11 solidstone

Ticket Date 05/30/2017

Payment Type Credit Account

Manual Ticket#

Reselling Ticket#

Route

State Waste Code

Manifest NA

Destination

SOIL SOLUTIONS

Profile

Generator

1061770R (PCS-HEATING OIL/DIESEL~SOIL SOLUTIONS~SOIL SOLUTIONS~1061770R)
OR-SOIL SOLUTIONS SOIL SOLUTIONS 3540 SE 28TH AVE

Volume

Shop Box

Time

In 05/30/2017 10:33:57

Out 05/30/2017 10:52:13

Scale

Inbound 2

Outbound

Operator

stannery

jprime

Inbound

Gross

Tare

Net

Tons

60259.16

11948.16

24729.16

16.136

Comments

Consumer Comments? We want to know. Please call.

Product

LD%

Qty

UOM

Rate

Tax

Amount

Daily Cover-PCS-to 100

13% FEA-13% FEA FE 100

12.38

Tons

4

Driver's Signature

Total Tax
Total Ticket

Headquarters

4150 N. Suttle Road
Portland, Oregon 97217
Phone 503-286-8352
Toll Free 800-367-8894
EPA# ORD980975692



Oil Re-Refining
Company

Goshen, OR:
Hoquiam, WA:
Klamath Falls, OR:
Kennewick, WA:
Medford, OR:
Coos Bay, OR:
Spokane, WA:

EPA# ORQ000024941
EPA# WAD988519419
EPA# ORD980980775
EPA# WAH000011577
EPA# ORD987197092
EPA# ORD980978266
EPA# WAH000011585

BILL OF LADING 303928

Date: 4-6-97 Customer # 9186

Dispatch #

Generator SOIL SOLUTIONS
Name: EMMETT 503-234-2110
Address: 3540 SE 28TH AVE PORTLAND, OR 97202
City: State: Zip: County:
Contact Person: Phone:
Consigned To: OIL RE-REFINING
Destination: 4150 N SUTTLE RD PORTLAND, OR 97217
Via Carrier: ORRCO
Driver: DANNY W Truck # 4102

Transportation

Gal./Brl.	Description	Profile Date	CDL/ HCDT	pH	Flash Point	Rate per Gal./Brl.	Rate per Hour	Charge
1437	EMULSIFIED FUEL & WATER	5/1/97		7.50				
1	HYDROCLOR TEST					40.00	95.00	
2	WASTEWATER & DRAIN							

Above material is being transported for Recycling EPA# NONE

Total:

Customer warrants that the waste petroleum products being transferred by the above collector does not contain any contaminants including, without limitation, pesticides, chlorinated solvents at concentrations greater than 1000 PPM, PCBs at concentrations greater than 2 PPM (or 50 PPM with Analytical), or any other material classified as hazardous waste by 40 CFR part 261, Subparts C and D (implementing the federal Resource Conservation and Recovery Act), or by any equivalent state hazardous substance classification program. Should Laboratory tests find this waste not in compliance with 40 CFR Part 261, customer (generator) agrees to pay for all disposal costs incurred.

4-6-97

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

James E. Bruya, Ph.D.
Yelena Aravkina, M.S.
Michael Erdahl, B.S.
Arina Podnozova, B.S.
Eric Young, B.S.

3012 16th Avenue West
Seattle, WA 98119-2029
(206) 285-8282
fbi@isomedia.com
www.friedmanandbruya.com

February 16, 2017

Paul Tate, Project Manager
Soil Solutions
3540 SE 28th Ave
Portland, OR 97202

Dear Mr Tate:

Included are the results from the testing of material submitted on February 10, 2017 from the 512 Beech St, F&BI 702156 project. There are 3 pages included in this report. Any samples that may remain are currently scheduled for disposal in 30 days. If you would like us to return your samples or arrange for long term storage at our offices, please contact us as soon as possible.

We appreciate this opportunity to be of service to you and hope you will call if you should have any questions.

Sincerely,

FRIEDMAN & BRUYA, INC.



Michael Erdahl
Project Manager

Enclosures

c: officemanager@soilsolutionsenvironmental.com
SSI0216R.DOC

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/16/17
Date Received: 02/10/17
Project: 512 Beech St, F&BI 702156
Date Extracted: 02/10/17
Date Analyzed: 02/10/17

RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL AND RESIDUAL RANGE
USING METHOD NWTPH-Dx
Results Reported on a Dry Weight Basis
Results Reported as mg/kg (ppm)

<u>Sample ID</u> Laboratory ID	<u>Diesel Range</u> (C ₁₀ -C ₂₅)	<u>Residual Range</u> (C ₂₅ -C ₃₆)	<u>Surrogate</u> <u>(% Recovery)</u> (Limit 56-165)
S1@5-6 702156-01	11,000	360 x	116
S2@5-6 702156-02	210	<250	95
Method Blank 07-286 MB2	<50	<250	96

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Date of Report: 02/16/17

Date Received: 02/10/17

Project: 512 Beech St, F&BI 702156

QUALITY ASSURANCE RESULTS FROM THE ANALYSIS OF SOIL SAMPLES
FOR TOTAL PETROLEUM HYDROCARBONS AS
DIESEL EXTENDED USING METHOD NWTPH-Dx

Laboratory Code: 702132-01 (Matrix Spike)

Analyte	Reporting Units	Spike Level	Sample Result (Wet Wt)	Percent Recovery MS	Percent Recovery MSD	Acceptance Criteria	RPD (Limit 20)
Diesel Extended	mg/kg (ppm)	5,000	<50	107	97	63-146	10

Laboratory Code: Laboratory Control Sample

Analyte	Reporting Units	Spike Level	Percent Recovery LCS	Acceptance Criteria
Diesel Extended	mg/kg (ppm)	5,000	103	79-144

FRIEDMAN & BRUYA, INC.

ENVIRONMENTAL CHEMISTS

Data Qualifiers & Definitions

a - The analyte was detected at a level less than five times the reporting limit. The RPD results may not provide reliable information on the variability of the analysis.

b - The analyte was spiked at a level that was less than five times that present in the sample. Matrix spike recoveries may not be meaningful.

ca - The calibration results for the analyte were outside of acceptance criteria. The value reported is an estimate.

c - The presence of the analyte may be due to carryover from previous sample injections.

cf - The sample was centrifuged prior to analysis.

d - The sample was diluted. Detection limits were raised and surrogate recoveries may not be meaningful.

dv - Insufficient sample volume was available to achieve normal reporting limits.

f - The sample was laboratory filtered prior to analysis.

fb - The analyte was detected in the method blank.

fc - The compound is a common laboratory and field contaminant.

hr - The sample and duplicate were reextracted and reanalyzed. RPD results were still outside of control limits. Variability is attributed to sample inhomogeneity.

hs - Headspace was present in the container used for analysis.

ht - The analysis was performed outside the method or client-specified holding time requirement.

ip - Recovery fell outside of control limits. Compounds in the sample matrix interfered with the quantitation of the analyte.

j - The analyte concentration is reported below the lowest calibration standard. The value reported is an estimate.

J - The internal standard associated with the analyte is out of control limits. The reported concentration is an estimate.

jl - The laboratory control sample(s) percent recovery and/or RPD were out of control limits. The reported concentration should be considered an estimate.

js - The surrogate associated with the analyte is out of control limits. The reported concentration should be considered an estimate.

lc - The presence of the analyte is likely due to laboratory contamination.

L - The reported concentration was generated from a library search.

nm - The analyte was not detected in one or more of the duplicate analyses. Therefore, calculation of the RPD is not applicable.

pc - The sample was received with incorrect preservation or in a container not approved by the method. The value reported should be considered an estimate.

ve - The analyte response exceeded the valid instrument calibration range. The value reported is an estimate.

vo - The value reported fell outside the control limits established for this analyte.

x - The sample chromatographic pattern does not resemble the fuel standard used for quantitation.

605

SIGNATURE	PRINT NAME	COMPANY	DATE	TIME
Relinquished by: <i>[Signature]</i>				
Received: <i>[Signature]</i>	Kenny Phan	Soil Solutions	2/19/18	
Relinquished by:		FCBI	2/10/17	08:00
Received by:				

Samples received at 3 °C



P.O Box 1995
Vancouver, WA 98668-1995
Phone: (360) 487-7800

BUILDING PERMIT

DMO-218018

Demolition
Fuel/Chemical Tank

Received: 03/09/2017
Issued: 03/09/2017
Expires: 06/07/2017
Final:
Milestone: Issue Permit

On-line Inspection Scheduling: epermits.cityofvancouver.us

Telephone Inspection Scheduling: 360-619-1200

PROJECT NAME: DECOMMISSION OIL TANK

PROJECT #:

PROJECT DESCRIPTION: DECOMMISSIONING AN UNDERGROUND HEATING OIL TANK IN PLACE. DIGGING DOWN TO TANK AND CUTTING IT OPEN. TRIPLE RINSING THE HEATING OIL TANK. COLLECTING SOIL SAMPLES BENEATH TANK TO DETERMINE IF TANK HAS L

SITE ADDRESS: 512 BEECH ST

PARCEL: 34875000

APPLICANT:

SOIL SOLUTIONS
3540 SE 28TH AVENUE
PORTLAND OR 97202
(503)234-2118

OWNER:

WIELANG COURTNEY C
512 BEECH ST
VANCOUVER, WA 98661
(503)706-2914

Contractor:

SOIL SOLUTIONS

Phone:

(503)234-2118

License Type:

CNTR

License #:

SOILS**995NM

Expire Date:

03/28/2018

*****BE ADVISED*****

- 1) This permit becomes null and void if work is not started, or if work authorized is suspended or abandoned prior to the expiration date noted on this permit.
- 2) In general all work must be inspected prior to concealment, concrete forms to be inspected prior to pouring concrete, and buildings are not to be occupied until inspected and approved by the Building Division.
- 3) The Permittee is responsible for:
 - a. Compliance to applicable codes, ordinances and laws.
 - b. Making sure all Contractors are properly licensed by the State.
 - c. Maintaining the approved construction drawings and permits on-site.
 - d. Scheduling required inspections.
 - e. Providing access to and means for inspection of all work under this permit.
 - f. Outdoor construction activity, including construction staging, shall occur no earlier than 7 a.m. and no later than 8 p.m., seven days a week.
- 4) An on-site erosion prevention inspection must be scheduled with and conducted by the City of Vancouver prior to commencement of land disturbing activities as stipulated in VMC 14.24. Inspection Scheduling (360)619-1200 or epermits.cityofvancouver.us – use inspection code ZON510. (NOTE: This requirement does not apply to "Early Start" permits when there is no land disturbing activity).
- 5) Fire Marshal required inspections for underground fuel tank demolitions (photos not approved in lieu of inspection):

For abandoned tanks

FIRST REQUESTED SITE INSPECTION - Have the tank empty and cleaned and open for inspection and have all vent, fill & supply piping removed. Then schedule the following:

 1. FRI660 "Empty Tank/Piping Removed"

SECOND REQUESTED SITE INSPECTION - Fill with approved inert material and leave hole open for inspection. Then schedule the following:

1. FRI665 "Underground Tank Rem/PreFill"
2. NST290 "Final Demo"

I have read the above and will comply with the requirements.

Permittee: _____

Date: _____

This permit, the inspection record and approved plans must be posted on site.

Application #: DMO-218018

Worktype: Fuel/Chemical
Tank

Project Name: DECOMMISSION OIL TANK

Parcel #: 34875000

Site Address: 512 BEECH ST

GUIDELINES FOR MANAGING CONSTRUCTION SITE WASTE

Managing waste generated on a project site can often be confusing. The City of Vancouver regulates the collection of solid waste and recycling under VMC 6.12 Garbage Disposal and Vancouver Municipal Code (VMC) 5.62 Collection of Recyclable Materials.

SOLID WASTE DISPOSAL -The City has an exclusive contract with Waste Connections Inc (WCI) to provide all waste collection and hauling services to businesses and residents within city limits, including construction and demolition waste from job sites. Under the contract, all solid waste is taken to a County contracted transfer station. Contractors should be aware that waste handling requirements in Vancouver and Clark County differ from what they may be familiar with in Oregon and the Portland Metro area and that waste haulers handling non-putrescible or dry wastes in the Metro area are not authorized to conduct similar operations in Vancouver. There are allowed exceptions, including:

Self Hauling Waste - A business is allowed to "self haul" waste for disposal if the owner or an employee of the business hauls materials to a disposal site using a company-owned vehicle. A hauling company, other than WCI, may not be hired for this purpose.

Incidental Transport - A sub-contractor may haul waste in their company owned equipment if the haul is incidental to other services performed on the job site (e.g., a clean-up company or demolition subcontractor). However this sub-contractor cannot promote itself as a waste hauling company. They must also be licensed as a common carrier by the Washington Utilities and Transportation Commission.

RECYCLING - The City of Vancouver encourages recycling at all construction and demolition sites. A recycling hauler or sub-contractor other than WCI that is licensed by the City of Vancouver may be hired to haul separated or mixed recyclables (containing no waste) to any permitted processing facility (a list of City licensed recyclers is available online at: www.cityofvancouver.us/solidwaste). There must be an expectation that recovery of the delivered material will in fact be accomplished at the processing facility and the City reserves the right to assess that this is the case. Recycling may result in a substantial savings in your hauling and disposal expenses for separated materials such as wood, cardboard and metals. If you have questions regarding construction/demolition recycling or need help setting up a separation process on your job site, please contact WCI at (360) 892-5370 or City of Vancouver Solid Waste Services at (360) 619-4120.

Remember: As the generator of waste materials you are legally responsible for making sure you use the City's contracted solid waste hauler or a licensed commercial recycler, that your recyclable materials are delivered to a permitted recycling facility and not placed in a landfill, and that your recyclable material is not contaminated with garbage.

If you have any questions, please contact:

Waste Connections, Inc - (360) 892-5370, www.wcnorthwest.com

City of Vancouver Solid Waste - (360) 619-4120, www.cityofvancouver.wa.us/solidwaste

Clark County Public Health - (360) 397-8160, www.clark.wa.gov/public-health

Washington Department of Ecology - (800) 732-9253, www.ecy.wa.gov/waste.html

Application #: DMO-218018

Worktype: Fuel/Chemical
Tank

Project Name: DECOMMISSION OIL TANK

Parcel #: 34875000

Site Address: 512 BEECH ST

misdemeanor action in District Court, which upon conviction is punishable by a fine of up to \$500 per day per violation. (Note: If the building is being demolished under a Notice and Order to Abate issued by the City, the timelines noted in that order supersede this policy.)

9. Demolition of Structure(s) 12,000 square feet and larger or requiring excavation of 500 cubic yards or more are subject to SEPA review and approval prior to issuance of a demolition permit.

10. Prior to issuance of a demolition permit for any structure that is either listed on a historic register or older than 50 years shall be reviewed by a planner for compliance with applicable historic preservation ordinances.

11. Demolition permit requests within a Level A "High Probability" area for archaeological resources which involve excavation below the foundation, slab or paving shall be accompanied by an archaeological predetermination report and fee, pursuant to VMC 20.710. Such predetermination shall be reviewed and signed off by a planner prior to issuance of the demolition permit. Demolition permit requests - even within a Level A "High Probability" area for archaeological resources - shall be exempt from the requirements for a pre-determination if:

1. The demolition is not removing slabs, foundations or paving. This is exempted per VMC 20.710.020 C, 11; or

2. The demolition is removing slabs, foundations, paving, etc., but either:

a. The applicant demonstrates to the Planning Officials' satisfaction that such removal will not result in disturbance of areas not already substantially disturbed (for example, there was significant excavation and filling done as part of the original construction). This is exempted per VMC 20.710.020 C, 11; or

b. The project is classified as an exempt action per VMC 20.210.030 and does not require a SEPA review (See VMC 20.710.020 C, 5).

12. Applicants are advised that a Notice of Intent to Remove or Encapsulate Asbestos is required to be filed with the Southwest Clean Air Agency, 11815 NE 99th Street, Suite 1294, Vancouver, Washington (360) 574-3058 if there is any asbestos or asbestos containing materials on site.

13. An on-site erosion control inspection is required by the Erosion Control Specialist for an approval prior to commencement of work (VMC 14.24) (360) 619-1200.