WASHINGTON STATE DEPARTMENT OF ECOLOGY

INITIAL INVESTIGATION FIELD REPORT

ERTS:
Parcel(s): 37910166, 37917205
County: Clark

SITE INFORMATION

Site Name (e.g., Co. name over door):	Site Address (including City and Zip+4):	Site Phone:
City of Vancouver Former Portco USTs	4600 – 4650 SE Columbia Way	(360) 487-7111 (360) 487-7130
Site Contact and Title: City of Vancouver	Site Contact Address (including City and Zip+4):	Site Contact Phone:
Site Owners: City of Vancouver	Site Owner Address (including City and Zip+4): 213 E 13th St. Vancouver, WA 98660	Site Owner Phone:
Site Owner Contact:	Site Owner Contact Address (including City and Zip+4):	Owner Contact Phone:
Alternate Site Name(s):	Comments:	
Previous Site Owner(s):	Comments:	

Latitude (Decimal Degrees):	45.61660
Longitude (Decimal Degrees):	-122.61987

INSPECTION INFORMATION

Inspection Conducted? Yes ☐ No ☒	Date/Time:		Entry Notice: Announced ☐ Unannounced ☐
Photographs taken?	Yes ☐	No ☐	
Samples collected?	Yes ☐	No ☐	If *Yes*, be sure to include a figure/sketch showing sample locations.

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 (i.e., contamination	☐	

COMPLAINT (Brief Summary of ERTS Complaint): No ERTS Complaint

CURRENT SITE STATUS (Brief Summary of why Site is recommended for Listing or NFA):
Nine USTs and one AST were removed from a larger historical site (Portco Property) between late 1989 or early 1993. Contaminated soils from at least 7 UST locations were combined and used as backfill material for multiple excavations including the excavations for the two tanks that were formally located on two parcels that are now associated with this City of Vancouver facility. There was also a UST (Tank 6) from the historical site that was just assumed to have been removed prior to the other tanks. It's location and contamination status was not determined. It may be or have been located on a parcel associated with this City of Vancouver facility, and contamination my still be present.

Investigator: Aaren Fiedler	Date Submitted: 1/31/2018

OBSERVATIONS Description (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.):

Multiple documents were submitted to demonstrate no further action (NFA) status for the Portco Corp Pedigo Products Site (FSID 30759), and the Portco Corporation Polyethylene DIV Site (FSID 98588242). Those documents can be accessed online from both sites Ecology web pages. These two sites are subdivided portions of a larger historical site usually referred to as the Portco Property. Nine USTs (Tank 1, Tank 2, Tank 3, Tank 4, Tank 5, Tank 7, Tank 8, Tank 9, and Tank 10) and one AST (Tank 11) were removed from the historical Portco Property between late 1989 and early 1993. One of the USTs (Tank 6) associated with the historical Portco Property was "Believed to have been removed prior to the other tanks"[1] but it's location and contamination status were not adequately assessed or reported to Ecology. Some of the contaminated soil that had been removed during the UST decommissions was mixed together to achieve the 1990 cleanup levels (CULs) and used as backfill in at least seven of the UST excavations[2]. Ecology considers the method used to bring the soils to below the cleanup levels to be dilution which is not allowed under WAC 173-340-360(2)(g) and that sampling of these composited contaminated soils was not adequate to demonstrate any level of 'cleaned up'. Soil reuse criteria[3] were not used to determine if soil reuse was appropriate.

The tanks were reported as having different uses depending on the report. All reported uses consisted of some type of petroleum product. Some excavated soils were specifically identified by CH2M Hill[2] as having been reused, but some excavated soils were nether identified as having been specifically reused or specifically disposed of. Reported tank uses and soil reuse status are as follows;

- Tank 1 – Furnace and boiler fuel, No. 1, 2, or 4 fuel, and diesel/boiler fuel. Contaminated soils were reused.
- Tank 2 – Furnace and boiler fuel, No. 1, 2, or 4 fuel, and diesel. It is unknown if contaminated soils were reused.
- Tank 3 – Unknown fuel, No. 1, 2, or 4 fuel, and gasoline. Contaminated soils were reused.
- Tank 4 – Unknown fuel, leaded gasoline, and gasoline. Contaminated soils were reused.
- Tank 5 – Furnace and boiler fuel, leaded gasoline, diesel/boiler fuel, Bunker C or D. It is unknown if contaminated soils were reused.
- Tank 6 – No. 1, 2, or 4 fuel. It is unknown if contaminated soils were reused.
- Tank 7 – Diesel and Bunker C. Contaminated soils were reused.
- Tank 8 – Diesel and gasoline. Contaminated soils were reused.
- Tank 9 – Heating furnace fuel and diesel/boiler fuel. Contaminated soils were reused.
- Tank 10 – Gasoline. Contaminated soils were reused.
- Tank 11 -- Waste oil. It is unknown if contaminated soils were reused.

Ecology has determined that Tank 1, Tank 2, Tank 3, and Tank 4 were located on the property (Parcel 37910173) associated with the Portco Corp Pedigo Products Site.

Ecology has determined that Tank 5, Tank 7, Tank 8, and Tank 11 were located on the property (Parcel 37910174, and Parcel 37910115) associated with the Portco Corporation Polyethylene DIV Site.

Ecology has determined that Tank 9 and Tank 10 were located on parcels 37910166 (Tank 9) and 37917205 (Tank 10) that are now owned by the City of Vancouver and are associated with a City of Vancouver facility that consists of the Water Resources Education Center, a Sewer System and Wastewater Treatment Facility, and a Vancouver Engineering Services Department building. Tank 6 may also be or may have been located on one of these parcels. Soils and groundwater will need to be assessed in the vicinity of the former Tank 9 and Tank 10 locations and the location and status of Tank 6 will need to be assessed. For the Tank 10 excavation, there was no TPH-G sampling, and there were no final excavation confirmation samples.

The Portco Property had three process water wells that had been located in the vicinity of Tank 9 and Tank 10. Two of those wells had reportedly been sampled in 1989 for tetrachloroethene (PCE) associated with the Vancouver City Blandford Station 4 Site (FSID 202), which is an EPA Superfund Site[4]. One of the wells (well ID unknown) showed a PCE concentration of 1.2 µg/L)

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[1] Lambier Stevenson Engineers, *Phase II Site Assessment of the Portco Property; Vancouver Washington*, December 11, 1989.
[2] CH2M Hill, *Phase II Environmental Assessment Survey; Portco Property*, March 1990.
[3] Washington Department of Ecology, Guidance for Remediation of Petroleum Contaminated Sites, Publication No. 10-09-057, Revised June 2016. Chapter 12. https://fortress.wa.gov/ecy/publications/SummaryPages/1009057.html
[4] CH2M Hill, *Technical Memorandum to the City of Vancouver; Phase I Environmental Survey; Eastside Treatment Plant Expansion; Expansion Option A*, September 22, 1989.

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

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
Non-Halogenated Organics	Phenolic Compounds						Compounds containing phenols (Examples: phenol; 4-methylphenol; 2-methylphenol)
	Non-Halogenated Solvents	S	S				Organic solvents, typically volatile or semi-volatile, not containin halogens, i.e., Chlorine, Iodine, Bromine or Fluorine. (Examples include acetone, *benzene, toluene, ethylbenzene & xylenes* (BTE) methyl ethyl ketone, ethyl acetate, methanol, ethanol, isopropranol, formic acid, acetic acid, Stoddard solvent and naphtha)
	Polynuclear Aromatic Hydrocarbons (PAH)	S	S				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	S	S				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	S	S				Benzene
	Other Non-Halogenated Organics						Other Non-Halogenated Organics (Example: Phthalates)
	Petroleum Diesel	S	S				Petroleum Diesel
	Petroleum Gasoline	S	S				Petroleum Gasoline
	Petroleum Other	S	S				Crude oil and any fraction thereof. Petroleum products that are not specifically Gasoline or Diesel.
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		S				**Solvents containing halogens (Halogen is typically chlorine, but can also be fluorine, bromine, iodine), and their breakdown products (Examples: Trichloroethylene; Tetrachloroethylene (aka Perchloroethylene); TCE; TCA; trans and cis 1,2 dichloroethylene vinyl chloride)**
	Polychlorinated Biphenyls (PCB)	S	S				**Any of a family of industrial compounds produced by chlorinatio 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 no chlorinated compound that is detected using the semivolatile organics analysis 8270***
Metals	Metals - Other	S	S				Metals other than arsenic, lead, or mercury. (Examples: cadmiu antimony, zinc, copper, silver)
	Lead	S	S				Lead
	Mercury	S	S				Mercury
	Arsenic	S	S				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)**
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 unusu levels (Examples: Sulfides, ammonia)

CONTAMINANT GROUP	CONTAMINANT	SOIL	GROUNDWATER	SURFACE WATER	AIR	BEDROCK	DESCRIPTION
	Asbestos						All forms of Asbestos. Asbestos fibers have been used in produc 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; garbag (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 TE 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: Hydrochlo acid; sulfuric acid; caustic soda)

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 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 Ch. 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 USE ONLY (For Listing Sites):

How did the Site come to be known:
- ☒ **Site Discovery (received a report):** 1/30/1996 (Date Report Received)
- ☐ **ERTS Complaint**
- ☐ **Other (please explain):** _____

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

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

Site Unit(s) to be created (Unit Type): ☒ Upland (includes VCP & LUST) ☐ Sediment

If multiple Units needed, please explain why: _____

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

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

Site Manager (Default: Southwest Region): Southwest Region

Specific confirmed contaminants include:

_____ in Soil

_____ in Groundwater

_____ in Other (specify matrix: _____)

Facility/Site ID No. (if known):
_____

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.

New Search

Clark County Property Information
Account Summary

Property Identification Number: 37910166 MapsOnline
Property Type: Real
Property Status: Active Tax Status: TOTAL EXEMPTION
Site Address: (Situs Addresses)
Abbreviated Legal Description: #199 JOHN NYE DLC 3.99A

Web Version
Page to PDF

Account Building Environmental Taxes Auditor Docs Documents Permits Sales Search

Property Owner	Owner Mailing Address	Property Location Address
CITY OF VANCOUVER	213 E 13TH ST VANCOUVER WA , 98660 US	Google Maps Street View Bing Maps Birds Eye

Administrative Data Info...

Zoning Designation - Codes	Light Industrial (IL)
Zoning Overlay(s)	Shoreline Plan District 20.620
Comprehensive Plan	PF
Comp. Plan Overlay(s)	none
Census Tract	426.00
Jurisdiction	Vancouver
Fire District	Vancouver Fire
Park District	District A
School District	Vancouver
Elementary	Harney
Middle School	McLoughlin
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Columbia Way
Section-Township-Range	NE 1/4,S36,T2N,R1E image: PDF
Section-Township-Range	NW 1/4,S31,T2N,R2E image: PDF
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Columbia
Transportation Analysis Zone	103
Waste Connections Garbage Collection Day	Tuesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildfire Danger Area	No
Public Health Food Inspector District	District 5
Public Health WRAP Inspector District	District 1

Land Data

Clark County Road Atlas	Page 8
Approximate Area Info...	173,804 sq. ft. 3.99 acres
Subdivision	no data
Survey	026090

Sales History

Sale Date	
Document Type	
Excise Number	
Document Number	
Sale Amount	

Assessment Data Info...

2017 Values for 2018 Taxes

Market Value as of January 1, 2017

Land Value	$688,250.00
Building Value	$0.00
Total Property	$688,250.00

Taxable Value

Total	$0.00

2016 Values for 2017 Taxes

Market Value as of January 1, 2016

Land Value	$688,250.00
Building Value	$0.00
Total Property	$688,250.00

Taxable Value

Total	$0.00

General

Re-valuation Cycle	1
Assessor Neighborhood	7610

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (360) 397-2391, Email: asrgis@clark.wa.gov

New Search

Clark County Property Information
Account Summary

Property Identification Number: 37917205 MapsOnline
Property Type: Real
Property Status: Active Tax Status: TOTAL EXEMPTION
Site Address: 4650 SE COLUMBIA WAY, VANCOUVER, 98661 (Situs Addresses)
Abbreviated Legal Description: #137 JOHN NYE DLC 1.70A

Web Version
Page to .PDF

Account Building Environmental Taxes Auditor Docs Documents Permits Sales Search

Property Owner	Owner Mailing Address	Property Location Address
CITY OF VANCOUVER	213 E 13TH ST VANCOUVER WA , 98660 US	4650 SE COLUMBIA WAY, VANCOUVER, 98661 Google Maps Street View Bing Maps Birds Eye

Administrative Data Info...

Zoning Designation - Codes	Light Industrial (IL)
Zoning Overlay(s)	Shoreline Plan District 20.620
Comprehensive Plan	PF
Comp. Plan Overlay(s)	none
Census Tract	426.00
Jurisdiction	Vancouver
Fire District	Vancouver Fire
Park District	District A
School District	Vancouver
Elementary	Harney
Middle School	McLoughlin
High School	Fort Vancouver
Sewer District	Vancouver
Water District	Vancouver
Neighborhood	Columbia Way
Section-Township-Range	NW 1/4,S31,T2N,R2E image: PDF
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Columbia
Transportation Analysis Zone	103
Waste Connections Garbage Collection Day	Tuesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildfire Danger Area	No
Public Health Food Inspector District	District 5
Public Health WRAP Inspector District	District 1

Land Data

Clark County Road Atlas	Page 9
Approximate Area Info...	74,052 sq. ft. 1.7 acres
Subdivision	no data
Survey	005017 026090

Sales History

Sale Date	Document Type	Excise Number	Document Number	Sale Amount

Assessment Data Info...

2017 Values for 2018 Taxes
Market Value as of January 1, 2017

Land Value	$293,250.00
Building Value	$1,501,500.00
Total Property	$1,794,750.00

Taxable Value

Total	$0.00

2016 Values for 2017 Taxes
Market Value as of January 1, 2016

Land Value	$293,250.00
Building Value	$1,501,500.00
Total Property	$1,794,750.00

Taxable Value

Total	$0.00

General

Re-valuation Cycle	1
Assessor Neighborhood	7610

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Ecology Figure 2; Parcel Map