



# Phase One Environmental Site Assessment

1435 Guild Road  
Woodland, Washington

Prepared for:  
Port of Woodland  
Woodland, Washington

June 2005  
Project #: 18240.000

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June 2005

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## 1.0 EXECUTIVE SUMMARY

A Phase One Environmental Site Assessment was conducted by PBS for the property located at 1435 Guild Road in Woodland, Washington. The project was performed in general accordance with ASTM Standard E 1527-00, *Standard Practice for Environmental Site Assessments; Phase One Environmental Site Assessment Process*.

The subject property was vacant and in agricultural use as part of a larger dairy farm by 1912. By the mid-1940s, the property was part of the larger "United Bulb Company". The structure on the site was constructed in the late 1960s and was used for packing and shipping by United Bulb Company. In the late 1970s, the business was purchased from United Bulb Co., and became Northwest Roses, which leased the subject property from the owners. The property was used to store, package and ship dormant roses, blueberries and other plants. Open areas of the site were used to store and heel-in nursery stock awaiting packing and shipping. This use of the site continued until late 2004, when the business moved its equipment and stock to a nearby property. The site is served by two irrigation wells, and potable water may be piped from the east adjacent property. An on-site septic system is present, as well.

A fuel pump is present near the north irrigation well, and an apparently abandoned 2,000-gallon tank is stored on the ground surface near the north irrigation well. It is not known if the fuel pump was associated with this tank, if the tank was once underground, or if an underground tank remains in that area. A heating oil tank may be present beneath the floor of the building, based on the presence of a "fuel oil" fill pipe located near a furnace. An abandoned approximately 250-gallon above-ground tank was observed near the northwest corner of the building. The use and historical location of this AST are unknown. For the last ten years, until the business relocated in late 2004, an above-ground diesel fuel tank was in use on the site and was also located near the north irrigation well. This AST was moved in early 2005 to the current business location nearby to the north of the subject property. Oily soil staining was observed in the vicinity of this AST and is likely the result of drips and minor spills from the pump-end of the AST.

A chemical storage closet is present in the building and was used to store fungicides and pre-emergent herbicides during active use of the site. A few containers remain in that area, and an odor of pesticides was detected in the vicinity of the closet.

Adjacent properties were in mixed agricultural and residential use by the 1940s. The east adjacent property was part of the United Bulb Co., facility. The southwest corner of the main building is on the east subject property line. The southeast adjacent property, once part of the bulb company's site, as well, has been leased as a "ready-mix" concrete business since approximately the early 1990s. Residences are present on north and west adjacent properties, and a cabinet shop has been present on a north adjacent property since approximately the mid-1990s. The south adjacent property has remained in agricultural use and is currently used to grow raspberries.

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property due to contaminant migration. Based on a review of the listed sites, none appear to pose a significant environmental concern to the subject property.

Based on the findings of this study, a *recognized environmental condition* exists on the subject property: At least one underground storage tank, used for heating oil, is present on the site and a second tank, used for fuel, may be present near a fuel pump in the vicinity of the north irrigation well.

Other conditions of concern include an abandoned above-ground tank and abandoned possible former underground tank, pesticide odors in the vicinity of a chemical storage closet, an on-site septic system and on-site irrigation wells (see Section 8.1).

Additional studies are recommended to determine the location, size and condition of underground storage tanks that remain on the site.

## 2.0 INTRODUCTION

### 2.1 Location and Client Information

**Site Location:**

1435 Guild Road  
Woodland, Washington

**Client Data:**

Port of Woodland  
141 Davidson Avenue  
Woodland, Washington

**ATTN:** David Ripp

### 2.2 Purpose

A Phase One Environmental Site Assessment was conducted by PBS for the above-referenced site. The purpose of the Phase One was to identify *recognized environmental conditions* associated with the subject property, that is, to assess the likelihood that contamination from *hazardous substances* or *petroleum products* may exist on the subject property either from past or present use of the subject property or nearby properties. The project was performed in general accordance with the ASTM Standard Practice for conducting Phase One Environmental Site Assessments (Designation E 1527-00).

### 2.3 Scope of Work

The scope of work for the project included the items listed below:

1. Subject property identification and visual survey for the presence of hazardous substances and petroleum products;
2. Review federal, state and local agency listings regarding the subject property and adjacent areas, using a commercial database search provider;
3. Review of historic maps, historic occupants and the nature of past property usage;
4. Review of available soils, geology or environmental reports for the subject property or in the vicinity of the subject property;
5. Interviews with persons knowledgeable about the subject property;
6. Preparation of the report which summarizes observations, sources utilized, and findings, conclusions and recommendations relating to the presence or likely presence of hazardous substances or petroleum products on the subject property.

The reader is referred to PBS's proposal/contract (Appendix A) to provide a Phase One Environmental Site Assessment for a detailed description of our Scope of Work.

### 2.4 Non-ASTM Method Scope of Work

No non-ASTM method scope issues were addressed during this study.

## 2.5 Significant Assumptions

This study is intended to reduce, but not eliminate, uncertainty regarding the potential for *recognized environmental conditions* in connection with the subject property, within reasonable limits of time and cost. It is assumed that the user has provided PBS with any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the property, including the reason why the property may have a significantly lower purchase price than comparable properties, if applicable. (ASTM 1527-00, Section 5.0)

In general, groundwater flow direction has been determined based on topography in the vicinity of the subject property, i.e. the assumption that shallow groundwater flow will follow topography, or on other available resources. No site-specific field measurements of groundwater flow direction, e.g. installation of groundwater monitoring wells, have been performed.

Based on this interpretation, PBS has reviewed regulatory agency information for sites that are located in a presumed upgradient direction, that, based on proximity and knowledge of potential contaminant fate and transport, may present a potential to impact the subject property.

## 2.6 Limitations and Exceptions

Unless noted otherwise, the scope of work is limited to elements of the ASTM standard. Non-ASTM scope issues (e.g. asbestos, lead-based paint, radon, wetlands, compliance audits, geotechnical investigations, etc.) were not addressed unless noted above in Section 2.4 and in our contract provided in Appendix A.

The ASTM method does not require a search interval of less than 5 years. A search interval of five years is not guaranteed to identify all prior tenants or occupants of the subject property.

“Recognized Environmental Conditions” are defined at paragraph 1.1.1 of ASTM E 1527-00 and the complete text is included in the Glossary of this document. The vague and ambiguous nature of *recognized environmental conditions* as defined by the ASTM may result in reasonable minds differing as to whether any observed condition at a site is a *recognized environmental condition*. There may be other conditions noted in this report that could be considered *recognized environmental conditions* by other persons. Accordingly, the user is advised that no warranty is given that other experts may agree as to whether site conditions noted herein are *recognized environmental conditions*. Users of this report are encouraged to review the report in its entirety and specifically to consider the existence of all site conditions described in this report and not merely those classified herein as *recognized environmental conditions*.

When an assessment is completed without surface exploration or chemical screening of soil and groundwater beneath the site, as in this study, no statement of scientific certainty can be

made regarding latent subsurface conditions, which may be the result of on-site or off-site sources. PBS is not able to represent that the site or adjoining land contains no hazardous waste, oil, or other latent conditions beyond that detected or observed by PBS during the study.

The findings and conclusions of this report, therefore, are not scientific certainties, but rather, are based on professional judgment concerning the significance of the data gathered during the course of the Phase One. The conclusions in this report are not to be considered a legal opinion as to the client's duty concerning due diligence relating to potential liabilities in leasing, owning, or purchasing real estate.

The ASTM standard requires that the history of the subject property be traced to 1940 or prior to the first developed use, whichever is earlier. This requires that the investigator review sources that are *publicly available, are available within a reasonable time and cost, and are reasonably ascertainable and considered practically reviewable*, as defined under the ASTM standard. In addition, these criteria are applied keeping in mind sources that are likely to provide information concerning possible recognized environmental conditions at the subject property. PBS has reviewed all sources of information that we consider meeting these criteria. In cases where the history of the property is not traced to prior to its first developed use, this condition is considered a *data failure*, and not an exception to the required scope of work.

There were no exceptions to the referenced Scope of Work.

## **2.7 Special Terms and Conditions**

PBS's standard Terms and Conditions may be found in Appendix A; there are no special terms and conditions.

## **2.8 User Reliance**

PBS acknowledges that the client ("User") may rely upon the information, findings, opinion and conclusions set forth in this report, subject to the conditions and limitations contained in this report and as set forth in our contract (see Appendix A). The report provides information on the property only as specified in the scope of work and is based on subject property conditions at the time of the study. It was prepared in accordance with the standard of care of our profession. No warranties, express or implied, are made.

Reliance on this report by all other parties will require a written agreement from PBS.

### **3.0 SITE DESCRIPTION**

#### **3.1 Location and Legal Description**

Address, City, State: 1435 Guild Road, Woodland, Washington  
Map, Tax Lot: Cowlitz County ID No. 63241  
Township, Range, Section: T5N, R1W, Section 14 (Willamette Meridian)  
Acreage: 11.28 Acres

A Site Location Map is included with this report under Tab 1.

#### **3.2 Site and Vicinity General Characteristics**

The subject property is located in a mixed residential, agricultural and light-industrial area north of downtown Woodland, Washington.

The Site Vicinity Map is included under Tab 1. Photographs depicting the general character of the site are included under Tab 2.

#### **3.3 Current Use of the Subject Property**

The site is currently not occupied. Its most recent use has been for packing ornamental roses and other plants for wholesale.

#### **3.4 Description of Structures, Roads, Other Improvements on the Site**

The site is accessed from Guild Road on the north. One metal building in three sections is present on the site. Also present are a small well house, a storage trailer and several abandoned pieces of equipment.

## **4.0 USER-PROVIDED INFORMATION**

### **4.1 Title Records**

Review of a title report was not included in the scope of this project.

### **4.2 Environmental Liens or Activity and Use Limitations**

The Property-Owner Representative Questionnaire was completed by Steve Shih, the property owner, and is included in Tab 3. Mr. Shih indicated no knowledge of environmental liens against the subject property, or limitations related to environmental conditions.

### **4.3 Specialized Knowledge**

Mr. Shih indicated no specialized knowledge or experience that may be material to PBS's identification of recognized environmental conditions on the subject property.

### **4.4 Valuation Reduction for Environmental Issues**

Mr. Shih indicated that the property value or purchase price has not been devalued, compared to comparable properties, as a result of environmental conditions at the subject property or surrounding properties.

### **4.5 Owner, Property Manager and Occupant Information**

The subject property owner is Steve Shih. The site currently has no tenant.

### **4.6 Reason for Performing the Phase One**

This Phase One has been requested by Port of Woodland as part of their environmental due diligence prior to purchase of the property.

### **4.7 Other Information Provided by the User**

No other information was provided by Port of Woodland.

## 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Record Sources

A search of State environmental agency and U.S. Environmental Protection Agency (EPA) listings was performed by a commercial database search provider (a copy of the database search report is included in Appendix B). The purpose of this search is to identify potential, suspected, or known sources of contamination on, or in the area of, the subject property. Various agency listings were searched for different approximate minimum search distances from the subject property as established in the ASTM method.

Only those sites that appear to pose a potential environmental concern to the subject property are discussed below. All other listed sites are considered to be of low concern to the subject property based on presumed groundwater flow direction, distance from the site, regulatory status (e.g. the agency file is closed) or other physical factors.

#### Subject Property

The subject property does not appear on the regulatory database search report.

#### Adjoining Property

##### *Glacier Northwest*

*1441 Guild Road, Woodland, Washington*

*RCRANLR WAH000013870 (No longer reporting)*

*Adjacent on east*

This site is incorrectly addressed on the FirstSearch report and Washington Department of Ecology records as 14441 Guild Road. This is a concrete mixing plant, a portion of which is adjacent to the southwest corner of the subject property.

#### Surrounding Properties

No surrounding properties of concern were identified on the regulatory database report.

**Unmappable Sites.** Unmappable sites (*Environmental FirstSearch “Non-Geocoded” sites*) are sites that cannot be mapped because of inaccurate or missing locational information in the record provided by the agency. PBS has reviewed these unmappable sites and in some cases has generally located the site. Environmental risk associated with other sites cannot be determined.

Based upon the presumed location or reported regulatory status, the listed unmappable sites are considered of *de minimis* concern.

## 5.2 Additional Environmental Record Sources

**Washington State Department of Ecology Hazardous Sites List.** (<http://www.ecy.wa.gov/programs/tcp/mtca-gen/hazsites.html>) this list was reviewed on June 8, 2005; the subject property was not listed and no adjoining sites were listed other than reported by the database search.

**State/Local Health Department.** The Washington Department of Health maintains an online list of known drug labs at <http://www.doh.wa.gov/ehp/ts/CDL/cdlsitelist.xls>. The list was reviewed on June 9, 2005. Neither the subject property nor adjacent properties are listed.

**Fire Department.** The Woodland Fire Department does not issue or keep records of permits for underground fuel storage tanks (USTs) or above-ground fuel storage tanks (ASTs). Information was requested regarding past activity and hazardous materials incidents at the subject property address of 1435 Guild Road, Woodland, Washington. The Cowlitz County Fire District was also contacted for information regarding the subject property.

No records were found from these sources.

**State-Registered Water Well Logs.** There were no registered well logs that could be definitely located on the subject property; however, there were multiple logs for wells placed for the "United Bulb Company," which formerly occupied the subject property and adjacent property to the east. Two wells placed in 1950 listed "dirt" to 3 feet, clay to approximately 12-15 feet, water-bearing sand to 15-30 feet, and blue clay at 30 feet, the depth of the wells.

**Local Electric Utility Company.** Onsite electrical transformers are assumed to be the property of the local utility (Cowlitz PUD), which is responsible for the safety and maintenance of its equipment.

## 5.3 Physical Setting Source(s)

**Topography.** The USGS 7.5-minute topographic map for the site indicates the subject property is relatively level at an elevation of approximately 15-20 feet above mean sea level. There is a very gentle gradient to the west in the area, toward the Columbia River. The subject property building is illustrated on the map, as is the slough that flows to the west along the north property boundary.

**Soils and Geology.** The area of the subject property is underlain by alluvial flood sediments consisting of sandy topsoil, sandy clays, sand and gravel, which are, in turn, underlain by unconsolidated Pleistocene catastrophic flood sediments. Underlying these sediments are water-bearing sand, silts and clays of the Troutdale Formation and the Sandy River Mudstone. Columbia River Basalt is present at depth.

**Surface Water.** Surface water was observed in the slough that forms much of the east property boundary. The slough is covered and may be culverted in the vicinity of an access way between the subject property and east adjacent property, and in the area of the north

irrigation well. Direct observation of the water in the slough was difficult due to dense vegetation growth, including stinging nettles in some areas. No obvious staining or unusual odors were detected in water in the accessed areas of the slough. Surface water in the form of ponded water from recent precipitation was observed in low areas of the fields on the site. The nearest significant water body appears to be the Lewis River, which flows to the south approximately 1¼ miles east of the subject property. The Columbia River is approximately 2 miles to the west of the subject property. Topographic maps indicate that the subject property and adjacent properties are not in the Lewis River drainage, but drain to the west-northwest, toward sloughs that are part of the Columbia River system. Surface water on the subject property is expected to flow to the west.

**Groundwater.** Based on logs for nearby monitoring and water wells, groundwater is present within 10-15 feet of the ground surface. Productive aquifers are present within 35 feet of the ground surface. Groundwater was observed at a depth of approximately 10 feet below ground surface in the concrete casing around the north irrigation well piping. Based on topography, groundwater flow is expected to be to the northwest, however topography in the area is relatively flat therefore any surrounding property could be considered upgradient.

#### 5.4 Historical Use Information

**Aerial Photographs.** Aerial photographs maintained by the University of Oregon Map Library in Eugene, Oregon, were reviewed for the years 1944, 1951, 1969, 1973, 1980, 1990, 1998 and 2000. Photograph scales are typically small and detailed information is not generally obtained from the photographs.

1944: The subject property is vacant and appears to be in agricultural use. The ditch/slough along the north property boundary is visible. A large building is present on the east adjacent property. Adjacent properties to the north and west are in mixed agricultural and residential use. The south adjacent property is vacant.

1951: The subject property and adjacent properties appear relatively unchanged.

1969: The subject property remains vacant and appears to be associated with the east adjacent property, based on a small driveway that crosses the slough, connecting the two properties. Adjacent property uses appear relatively unchanged.

1973: A building is present on the subject property, corresponding to the existing packing sheds. New outbuildings are present on the east adjacent property. Other adjacent property uses appear relatively unchanged.

1980: The subject property appears relatively unchanged, as do adjacent properties.

1990: The subject property and adjacent properties appear relatively unchanged.

1998: The subject property appears relatively unchanged. Nearby to the east are structures and activities that correspond to the cement plant currently present in that area, and the operations extend to the area adjacent to the southeast property boundary.

2000: The subject property is relatively unchanged.

**Fire Insurance Maps.** Historical Sanborn Fire Insurance Maps are maintained at the Oregon Historical Society Research Library and the Multnomah County Library in Portland, Oregon. The maps include general historical information regarding occupants, addresses, and prior land uses.

The subject property is not covered on maps available from these sources.

**Local Street Directories.** Polk and Cole City Directories for the Vancouver area, including Woodland, are located at the Fort Vancouver Library and at the Clark County Historical Museum. The directories were reviewed for information regarding past occupants at the subject property at 1435 Guild Road, Woodland, Washington and adjoining properties that may have been associated with the use of hazardous materials. **Bold print denotes subject property.** The following range of street addresses was searched: 1300-1608 Guild Road.

YEAR	ADDRESS	LISTING
1986	<i>Guild Road</i>	
	1302	Residence
	1350	Residence
	1531	Columbia River Cabinet
	1537	Northwest Rose Growers, Roseway Nursery
	1601	Residence
	1607	Residence
	1608	Residence
1988	<i>Guild Road</i>	
	1302	Residence
	1350	Residence
	<b>1435</b>	<b>George Byers</b>
	1531	Roseland Enterprises
	1537	Northwest Rose Growers, Roseway Nursery
	1601	Residence
	1602	Not Published
	1607	Residence
	1608	Residence
1990	<i>Guild Road</i>	
	1302	Residence
	1350	Residence
	<b>1435</b>	<b>George Byers</b>
	1567	Groat Bros.
	1601	Residence
	1602	Not Published

YEAR	ADDRESS	LISTING
	1607	Residence
	1608	Residence
1996	<i>Guild Road</i>	
	1302	Residence
	1350	Residence
	1400	Northern Energy Inc.
	<b>1435</b>	<b>Bob Ammons</b>
	1567	Groat Bros.
	1601	Not Published
	1602	Not Published
	1607	Residence
	1608	Residence
2000	<i>Guild Road</i>	
	1400	Northern Energy Inc., sales
	<b>1435</b>	<b>Bob, Pamela Ammons</b>
	1441	Aphis Mix & Concrete, Mastranga Feed & Supply
	1567	Groat Bros.
	1601	Not Published
	1602	Not Published
	1603	Residence
	1608	Residence
2005	<i>Guild Road</i>	
	1400	Northern Energy Inc., sales
	<b>1435</b>	<b>Bob, Pamela Ammons</b>
	1441	Aphis Mix & Concrete, Mastranga Feed & Supply
	1501	Kallaco Feed & Supply
	1570	DK Enterprises, Northwood Cabinets
	Schurman Way intersects	
	1601	Residence
	1602	Residence
	1603	Residence
	1608	Residence

***Building Department Records.*** Records on file at Cowlitz County Building Department were requested for information regarding past activity at the subject property located at 1435 Guild Road, Woodland, Washington. According to staff there, the building department did not exist until about 1970. The following information was found:

The only records in the property file were related to an "Early Critical Areas" floodplain, shoreline and SEPA study performed in April of 2004, apparently in preparation for redevelopment of the property. The records indicate that no floodplain, shoreline, fish and wildlife or geologic hazards were associated with the

subject property. Hydric soils were identified along the slough, which is also considered to be an aquifer recharge area.

***Other Historical Records.***

Excerpts from "A History of the Woodland Community, 1850-1958" are available online at <http://www.lewisriver.com/jcard1.html>. The documents were searched for references to "United Bulb" Company and "Guild." References to the subject property indicated that in 1912, a Mr. Bogard, failing at cheesemaking, "bought the Bill Bozarth dairy farm – now the headquarters of the Bulb Farm (No. Pekin Rd & Guild Rd.)." In 1948, the United Bulb Co. lost hundreds of thousands of dollars of their bulb crop due to the "1948 . . . great inundation."

## 6.0 SITE RECONNAISSANCE

### 6.1 Methodology and Limiting Conditions

A site reconnaissance was conducted by Marsha Walker of PBS on June 7, 2005, to observe and document site conditions and visible indications of existing environmental conditions. The reconnaissance was performed accompanied by David Ripp of the Port of Woodland (the client). All interior areas were accessed. The perimeter of the site was accessed, as well as a transect across the fields south of the building. A return site visit was completed on June 15, 2005, to meet with Horatio Arce, who worked on the site approximately 10 years. Large areas of the ground surface were not directly observable due to thick weedy growth, including stinging nettles on the banks of the slough. Observation of details of the building interior was difficult due to the presence of trash and materials left behind when the building was vacated, absence of electrical power and deteriorated conditions. At the time of the initial site visit on June 7, 2005, a water line had been broken and the east approximately half of the north section of the building was flooded. Site photographs are included under Tab 2.

### 6.2 General Site Setting

**Topography.** The site is relatively flat.

**Structures.** The site is occupied by a large metal building that appears to have been constructed in three sections.

Frame: Steel  
 Foundation: Concrete slab, dirt (west-center area of the north section of the building)  
 Exterior Finishes: Steel  
 Interior Finishes: Steel

The north section contains two coolers, the middle section contains two coolers, but all the refrigeration equipment has been removed.

**Heating/Cooling System.** Oil furnace.

**Roads.** The site is accessed from Guild Road on the north and via an unpaved access road from the east adjacent property.

#### Utilities.

Water Supply: On-site water well  
 Sewage System: On-site septic system  
 Stormwater: Overland flow.  
 Electrical Utility: Cowlitz PUD  
 Natural Gas: Not utilized

### 6.3 Exterior and Interior Observations

#### *Hazardous Substances, Petroleum Products or Unidentified Containers (*

A container bearing a hand-lettered label indicating the contents to be "Sevin" was observed in the building, near a wooden chemical storage closet. An empty or nearly empty container of "Simazine," was present in the closet. A pesticide odor was detected in the vicinity of the closet.

Multiple empty 5-gallon pressurized Freon containers were observed in the building.

A metal 55-gallon drum present in the well house, and a plastic 55-gallon drum located near the southern irrigation well were reported by Mr. Arce to be use to prime the pumps.

#### *Underground and Above-Ground Storage Tanks (USTs and ASTs)*

An approximately 275-gallon tank was observed stored on the ground surface near the northwest corner of the building with other pieces of equipment or scrap metal. The tank appeared to be empty. No petroleum odor was detected at the tank openings on top. The tank was painted and appeared to have been an above-ground tank.

An approximately 2,000-gallon tank was observed stored on the ground and covered with a thick growth of blackberry vines near the pump house on the east property boundary. Access to the tank was restricted due to dense blackberry growth.

A fuel pump was observed adjacent to the shed containing the north water well. The equipment did not appear to be functional and was mounted to a concrete pad in a thickly overgrown area.

A "fuel oil" fill pipe was observed in the packing shed, across the wall from the furnace. A vent pipe was not observed. The pipe was not opened.

#### *PCBs*

Fluorescent light fixtures were observed in the buildings and due to the age of the building are suspect for containing PCBs. Examination of individual light ballasts was not within the scope of this project.

A pad-mounted transformer was observed on the west side of the building. No labeling as to PCB content was present, and the equipment appeared to be in good condition.

#### *Floor Drains, Catch Basins, Sumps, Oil-Water Separators*

None of these structures were observed on the subject property.

### ***Solid Waste Disposal***

Large quantities of labels, packaging materials, broken glass, empty Freon containers and trash were present in the building.

### ***Other Conditions of Concern***

Mr. Arce pointed out an area, now thickly overgrown, where an above-ground diesel tank was stored during his 10 years at the site. Dark soil staining was observed in an area that was assumed to be the pump end of the tank. Mr. Arce indicated that this was from drips and small spills. The AST was removed to another property by Mr. Arce approximately 4 months ago when the business left the subject property.

Several discarded vehicle shells and abandoned trailers, water tanks or other equipment were observed in the thick weeds along the slough. A blue vehicle shell located on the west side of the slough has been there for at least 10 years, according to Mr. Arce, but the items located on the east side of the slough were placed there in the last 2-3 years by the east-adjacent property owners. Due to the thick growth of stinging nettle on both sides of the slough in this area, the items were not examined closely.

The north water well appears to be unsealed, although it is housed in a wooden shed. Groundwater was visible in the concrete pipe surrounding the pump and piping (see Photographs under Tab 2). If this well is to continue in use, it should be properly sealed.

## **6.4 Current Use of Adjoining Properties**

- North: Residence, cabinet shop
- South: Agricultural field (raspberries)
- East: Kallaco Feed & Supply, Glacier Northwest (concrete)
- West: Residence

These properties were viewed from the subject property or the nearest public right-of-way. No conditions of environmental concern were observed.

## 7.0 INTERVIEWS

### 7.1 Interview with Owner

The property owner, Steve Shih, was not available for interview. Mr. Shih completed PBS's property owner/representative questionnaire and responded to email questions about the site, but was unable to provide information about the buildings or tanks observed on the site. He referred PBS to a former property owner, Monty McGuire. Mr. Shih also indicated that his father and a friend purchased the property in the 1980s and that he took over the property on his father's death in 2004.

### 7.2 Interview with Site Manager

The site is managed by the property owner.

### 7.3 Interview with Local Government Officials

On June 10, 2005, Tony Brentin, Fire Marshal for the City of Woodland, responded to an email request for information regarding USTs and hazardous materials incidents on the subject property. Mr. Brentin indicated that the subject property has been part of the City of Woodland since May of 2005 and that prior to that the site was served by Cowlitz 1 Fire/Rescue. He provided a contact name: Fire Chief Forrest Koponen.

On June 13, 2005, the Fire Marshal's office for the Cowlitz Fire and Rescue District 1 was contacted at 360-225-7462, the number provided by Mr. Brentin. The person answering the phone checked with the fire marshal and their records and indicated that the subject property had been covered by the City of Woodland for some time and they have no records. PBS was referred back to the City of Woodland.

### 7.4 Interview with Others

Mr. David Ripp, Manager of the Port of Woodland (the client) was present during the site reconnaissance on June 9, 2005. He indicated that the property had most recently been used for packing roses and that historically the site had been part of a large bulb farm. He also provided the following information during site reconnaissance:

- The Port will probably lease out the existing buildings until it eventually redevelops the property for industrial use.
- He is not aware of any dumping, drug lab activities, or underground storage tanks on the property.
- The buildings were constructed in the 1960s or 1970s.

Mr. Monty McGuire was contacted at 360-225-7004 on June 9, 2005. He indicated that he has never owned the property, but owned the business that leased the property, Northwest Roses. He also provided the following information in response to questions:

- He purchased the business from United Bulb Co., for whom he also worked. The firm owned the property for decades but the business fell apart in the mid-1970s. The business has been known as Northwest Roses since about 1978.
- United Bulb Co. dealt only in bulbs, and owned several adjacent acreages, as well.
- The first section of the building was constructed in about 1969-70, the second and third sections about a year apart following that.
- No buildings were present on the site prior to that.
- The buildings weren't heated.
- Groat Bros. own the east adjacent property, which was once part of the United Bulb/Northwest Roses facility. The Groat Bros. lease their property to a feed and supply company, and to a concrete plant.
- He can't quite recall the tanks observed by PBS on the property, but thinks they may have been underground at one time and were used to fuel trucks and tractors. He indicated that George Byers, who used to work on the site, might know where they were buried, but Mr. Byers doesn't have a phone.
- The property is served by 2 wells, one that might be on the Groat property. The water that serves the building is undrinkable, and he thinks drinking water may be pumped to the building from the Groat property.
- The chemicals used on the site included pesticides for bug control and probably some Roundup for weed control.
- He sold Northwest Roses several years ago; the current owner is going bankrupt. The business still operates on a property located nearby to the north.
- The slough on the property flooded in 1948.
- He recommended speaking with the Arce brothers who used to work on the site and are interested in taking over the business. He also suggested speaking to Ernie Hardigger who worked for United Bulb Co., and still lives in the area. (*Note: A call was placed to Mr. Hardigger, and a voice message was left, but a return call was not received as of June 16, 2005.*)

Horatio Arce and his brother, Rigo, were contacted by telephone on June 14, 2005 at 503-285-9393, and Horatio Arce was interviewed in person at the subject property on June 15, 2005. They reported that they worked on the site approximately 10 years. In response to questions, they provided the following information:

- The tanks observed on the site were there when they started working at the site.
- They used a 350-gallon diesel AST on the site for 10 years. The tank was removed about 4 months ago and taken to the property they currently lease. When in use it was located near the pump house on the east property boundary. The AST was equipped with a pump. There were no major spills or leaks, but soil staining observed in the area where the tank was located was from drips and small spills. Horatio Arce was able to point out the area where the AST was in use.
- Two USTs are present on the site, a fuel tank located beneath or next to the pump house and a heating oil tank located beneath the buildings. The fuel pump was never in use during their time on the site.
- They did not know if the large tank located near the north pump house was once underground or associated with the fuel pump.

- Horatio could not recall the furnace being used. He could not recall the heating oil tank being filled.
- There are two wells on the site, one located in the pump house and one a short distance south. They believe some water for the buildings was pumped over from the east adjacent Groat property. Drums located in the pump house and next to the southern well were used to prime the pumps.
- They used to mix some pesticides on the site until the last year when they didn't process any roses. When they vacated the property the business owner, Mike Morton, didn't want to clean up or remove the pesticides left in the chemical storage area. However, during the site visit with Horatio, he noted that most of the material in the chemical storage closet had been removed.
- Agricultural chemicals in use on the site were primarily fungicides (for roses) and pre-emergent herbicides.
- The business owner is going bankrupt. They lease another property from him and would like to take over a portion of the business.
- The property owner only visited the site about once a year.
- The areas west of and surrounding the building were used as potting yards. Inside the buildings they packaged dormant trees, blueberries and roses.
- The wooden bin inside the main section of the building was once connected to a conveyor belt that extended outside in a covered area on the north side of the building.
- The main shed was used mostly during the winter and early spring; after that most of the work was done outside.
- Roses and other dormant plants were stored in the coolers to keep them dormant while awaiting shipping. The empty Freon tanks represent years of accumulation.
- They arranged for a lot of scrap metal to be removed from the site during the time the property was being vacated, but the haulers did not take the AST and metal pieces located near the northwest corner of the building. He did not know why these items were not removed.

## 8.0 EVALUATION

### 8.1 Findings and Opinion

***Recognized Environmental Conditions.*** At least one underground storage tank, used for heating oil, is present on the site and a second tank, used for fuel, may be present near a fuel pump in the vicinity of the north irrigation well.

***Historical Recognized Environmental Conditions.*** No *historical recognized environmental conditions* were identified in connection with the subject property.

***Other Issues of Concern.*** The following issues, although not included as *recognized environmental conditions*, were identified during this study. Although these issues could potentially result in adverse environmental impacts to the subject property, they are not included as *recognized environmental conditions* because insufficient evidence was collected during the course of this study to come to the conclusion that the condition(s) has resulted in the "presence or likely presence" of contamination to soil and/or groundwater on the subject property.

- 1) Two abandoned tanks were observed on the site. One is an approximately 2,000-gallon tank stored on the ground surface, but that may have been located underground in the past. It is not known if this tank was associated with the fuel pump present near the north irrigation well. The other is a 250-gallon probable above-ground tank stored on the ground near the northwest corner of the building. These items pose a high risk to the subject property because their use and former locations are not known.
- 2) A pesticide odor was detected in the vicinity of the chemical storage closet in the building, suggesting past spillage or leakage of containers in this area. This poses a high risk to future tenants of the building.
- 3) On-site irrigation wells and an on-site septic system are present on the site. The location of the septic system is not known, but it appears to have received waste only from the restrooms in the building (no floor drains were observed in the building). These items pose a *de minimis* concern based on known uses.
- 4) Abandoned vehicles were observed in weedy growth on both sides of the slough. These items should be removed to prevent damage to the slough. Other abandoned items may be present within the dense vegetation along the slough.
- 5) Past agricultural use of the subject property: The use of agricultural chemicals under applicable regulations is considered an acceptable agricultural practice. Due to their widespread use throughout the United States, accumulation in soils is so common that it is generally not regarded as contamination requiring remedial action. Except in cases where these materials are present at high levels due to spillage, mixing, or handling of these materials in bulk quantities, or where agricultural uses have been

particularly intense, it is not expected that contamination levels would be found at levels for which the State environmental agency or EPA would require remedial action. No information was found indicating these conditions exist on the subject property. In summary, while there is a possibility that these materials are present at some level on the subject property, their potential presence is considered a *de minimis* condition.

- 6) Based on the age of the building, PCB-containing fluorescent light ballasts may be present. If fixtures are removed or replaced, the old ballasts should be assumed to be PCB-containing unless labeled otherwise, and disposed of properly.

## 8.2 Conclusions/Recommendation and Signatures of Environmental Professionals

PBS has performed a Phase One Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527-00 of 1435 Guild Road, the *property*. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report.

Based upon the findings of this study, this assessment has revealed the following recognized environmental conditions in connection with the property: One or more underground storage tanks are present on the subject property.

A geophysical survey is recommended to determine if an underground fuel tank remains in the area of the fuel pump. The heating oil tank located beneath the floor of the building should be evaluated to determine if leakage has occurred. It should be properly decommissioned if it is not to be used in the future. Soil and groundwater testing should be performed in the vicinity of all identified former and existing underground storage tanks.

The pesticide storage area should be properly cleaned to reduce the risk of exposure to future employees. This may require special disposal of cleaning fluids, which should not be discharged into the on-site septic system.

If the site is to be redeveloped, the on-site septic system and irrigation wells should be properly decommissioned. When the site is cleared, care should be taken because of the possibility of abandoned vehicles and other items that may have been discarded along the slough.

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Marsha Walker Date  
Project Geologist

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Dulcy Berri, RG Date  
Principal/Senior Hydrogeologist

## **FIGURES**

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## **PHOTO DOCUMENTATION**

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## **DOCUMENTATION**

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Glossary

References

Questionnaire Completed by Property Owner Representative

Field Checklist

Resumes

## **Glossary**

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**Adjoining Properties-** Any real property or properties the border of which is contiguous or partially contiguous with that of the subject property, or that would be contiguous or partially contiguous with the subject property but for a street, road, or other public thoroughfare separating them.

**Appropriate Inquiry-** That inquiry constituting “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice” as defined in CERCLA, 42 USC 9601 (35) (B), that will give a party to a commercial real estate transaction the innocent purchaser landowner defense to CERCLA liability (42 USC 9601 (A) and ((B) and 9607 (b)(3)), assuming compliance with other elements of the defense.

**Approximate Minimum Search Distance-** The area for which records must be obtained and reviewed pursuant to Section 7 of ASTM Standard Practice E 1527-00 subject to the limitations provided in that section. This may include areas outside the subject property and shall be measured from the nearest property boundary.

**CERCLA-** The Comprehensive Environmental Response, Compensation And Liability Act, as amended including amended by the Superfund Amendments and Reauthorization Act (SARA), 42 USC 9601 *et seq.*

**Contaminated Aquifer Policy-** Oregon and Washington environmental agencies will not hold a property owner liable for groundwater contamination that has migrated from an upgradient property. This indemnity is granted under the assumption that the property owner is not responsible for the release of the contamination, is not financially associated with the property from which the contamination originated, and did nothing to exacerbate the problem. Certain restrictions might be placed on the use of groundwater on the site (e.g. an irrigation or drinking water well could not be installed on the property). The property owner should ensure that the contamination does not present a health risk to onsite occupants.

**De minimis condition-** Condition that generally does not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not *recognized environmental conditions*.

**Hazardous Substance-** A substance defined as a hazardous substance pursuant to CERCLA 42 USC 9601 (14), as interpreted by EPA regulations and the courts: “(A) any substance designated pursuant to Section 1321 (b)(2)(A) of Title 33, (B) any element, compound, mixture, solution, or substance designated pursuant to Section 9602 of this title, (C) any hazardous waste having the characteristics identified under or pursuant to Section 3001 of the Solid Waste Disposal Act (42 USC 6921) (but not including any waste the regulation of which under the Solid Waste Disposal Act (42 USC 6901 *et seq.*) has been suspended by act of Congress), (D) any toxic pollutant listed under Section 1317(a) of Title 33, (E) any hazardous air pollutant listed under Section 112 of the Clean Air Act (42 USC 7412), and (F) any imminently hazardous chemical substance or mixture with respect to which the administrator (of EPA) has taken action pursuant to Section 2606 of Title 15.”

**Note:** The term *hazardous substances*, as it is used in this report, is used to describe both *hazardous substances* and *petroleum products*.

***Historical recognized environmental condition-*** An environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition should be considered an historical recognized environmental condition.

***Innocent Purchaser Landowner Defense-*** A defense to CERCLA liability provided in 42 USC 9601 (35) and 9607(b)(3). One of the requirements of this defense is that the parties make “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial and customary practice”. There are additional requirements to this defense.

***Petroleum Products-*** Products included within the meaning of the terms within the *petroleum exclusion* to CERCLA, 42 USC 9601 (14), as interpreted by the courts and EPA, that is: petroleum, including crude oil or any fraction thereof that is not otherwise specifically listed under Subparagraphs (A) through (F) of 42 USC 9601 (14), natural gas natural gas liquids, liquefied natural gas, and synthetic gas usable for fuel (or mixtures of natural gas and synthetic gas). (The word “fraction” refers to certain distillates of crude oil including gasoline, kerosene, diesel oil, jet fuels, and fuel oil pursuant to *Standard Definitions of Petroleum Statistics, American Petroleum Institute, Fourth Edition, 1988*).

***Practically Reviewable-*** Information that is practically reviewable means that information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the subject property without the need for extraordinary analysis of irrelevant data. The form of the data shall be such that the user can review the records for a limited geographical area.

***Recognized Environmental Condition-*** The presence or likely presence of any *hazardous substances* or *petroleum products* on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any *hazardous substances* or *petroleum products* into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances* or *petroleum products* even under conditions in compliance with laws.

***Subject Property-*** The real property that is the subject of this environmental site assessment. Real property includes buildings and other fixtures and improvements located on the property and affixed to the land.

## **References**

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## REFERENCES

Phillips, W. M., 1987, Geologic Map of the Vancouver Quadrangle, Washington and Oregon, Washington Division of Geology and Earth Resources, Open File Report 87-10, 32 p.

Walsh, T. J., Korosec, M. A., Phillips, W. M., Logan, R. L. and Schasse, H. W., 1987, Geologic Map of Washington-Southwest Quadrant, Washington Division of Geology and Earth Resources, Geologic Map GM-34, 1:100,000 scale.

U. S. Geological Survey (USGS), 1990, Topographic map of the 7.5-minute Quadrangle of Woodland, Washington

**Questionnaire Completed by Property Owner Representative**

## **Field Checklist**

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## **Resumes**

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## **APPENDIX A**

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PBS Proposal/Contract to Provide a Phase One Environmental Site Assessment

## **APPENDIX B**

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Standard Environmental Records Search Report

*Environmental FirstSearch*

## **APPENDIX C**

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Research Documentation  
Historic Air Photos  
Sanborn Maps

## **APPENDIX D**

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