

1.0 EXECUTIVE SUMMARY

A Phase One Environmental Site Assessment was conducted by PBS for the property located at 22000 NE Halsey Street in Fairview, Oregon 97024. 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*.

Note: The report should be read in its entirety before decisions are made based on the summarized findings provided below.

The subject property was occupied by a dwelling, which still exists on the northeast corner of the site, and agricultural fields by the mid-1930s. Fairview Creek flows northward near the east property boundary. By the late 1940s and continuing through the 1980s, the subject property was occupied by a nursery that included several outbuildings and/or greenhouses clustered around the dwelling on the northeast corner of the property. Other areas of the site appear to have been used to cultivate horticultural stock or to be used for parking or other nursery activities. The outbuildings were removed by 1990 and only the foundations remain. The dwelling has continued in residential use and the remainder of the site is vacant and covered in blackberry thickets and shrubs. An above-ground heating oil tank was observed on the east side of the residence, but is reported by the tenant to be out of use.

Adjacent properties were in agricultural and/or residential use by the mid-1930s. An approximately 1/4-acre parcel on NE Halsey that is surrounded on the west, south and east by the subject property, was developed with a residence in the 1950s. A mobile home court was developed on the east adjacent property in the late 1960s or early 1970s and remains through the present. North adjacent properties, previously occupied by residences, were redeveloped with retail shops and a combination car wash and oil/lube facility in the early 2000s. South adjacent properties were developed with apartment buildings in the early 2000s. The west adjacent property, previously covered with timber, was cleared in the mid-1990s, and is currently undeveloped.

EPA and state environmental databases were reviewed to identify sites that pose a potential environmental concern to the subject property due to contaminant migration. The subject property is listed as a RCRA Generator of Hazardous Waste, No Longer Reporting, associated with agricultural activities including producing vegetables and melons. The subject property is also located on the southeast edge of the East Multnomah County Groundwater National Priorities List (NPL) site. 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, the following *recognized environmental condition* is associated with the subject property: There is the potential for impact to the site from agricultural chemical use during the long history of use of the subject property as a nursery.

Other conditions of concern were identified on the subject property and are discussed in Section 8.1.

If residential development of the subject property is planned, additional environmental studies are recommended: Shallow soil sampling and analysis for agricultural chemical residues is recommended prior to redevelopment of the site.

Site clearing should proceed cautiously in the area of the dwelling, building foundations and blackberry thickets in the event features indicating the presence of a potential historical underground heating oil tank are exposed. The existing above-ground heating oil tank should be properly decommissioned and removed from the site.

A hazardous building materials survey should be performed prior to demolition of the dwelling.