

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

Fairview VLG Site

*22000 Block of NE Halsey Street, Fairview, Oregon
OR0000643981 (No Longer Reporting)*

This listing is on the list of "non geocoded" sites on the FirstSearch database report. No violation information is listed for the subject property. Site contact information appears to no longer be valid. No other information was available.

Adjoining Property

City of Fairview

*21523 NE Halsey Street, Fairview, Oregon
LUST File No. 26-01-5244 (CLOSED)*

Adjacent on west

This site is located on the large parcel located adjacent to the west side of the subject property. The precise location of the LUST is not known, but the Oregon DEQ web site online mapping program places it in the middle-to-west section of the property, on the south side of NE Halsey Street. Based on location and regulatory status, this LUST site poses a low concern.

East Multnomah County Ground Water

*18408 NE San Rafael, Gresham, Oregon
ORD987185030/Proposed*

This site covers approximately 3 square miles in East Portland. Plumes of groundwater contaminated with chlorinated organic solvents from individual sources, including Boeing Co., and several other businesses located upgradient to the Boeing facility. Groundwater extraction wells have been operating in the area of the solvent plume since 1998. Information available at the Environmental Protection Agency's (EPA) web site indicates that since groundwater treatment was begun the area of the plume has decreased approximately 55% and the volume of contaminated groundwater has decreased by approximately 70%. In

2001, DEQ also lifted the use restrictions on the City of Portland's South Shore wellfield, although Boeing and other involved businesses continue to monitor groundwater whenever the wellfield is in use. Based on a review of figures available at the EPA website, the solvent plume does not reach the subject property. (Copies included in Appendix C.)

Surrounding Properties

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

Unmappable Sites (*Environmental FirstSearch "Non-Geocoded" sites*); this refers to properties that have inaccurate or incomplete site addresses and cannot be mapped with records provided by the agency. PBS has reviewed and in some cases has generally located these unmappable sites. Environmental risk associated with other sites cannot be determined.

The subject property was listed among non-geocoded sites, and is discussed above. Based upon the presumed location or reported regulatory status, the remaining listed unmappable sites are considered of *de minimis* concern.

5.2 Additional Environmental Record Sources

Oregon DEQ Online Facility Profiler This DEQ web page was reviewed on (<http://deq12.deq.state.or.us/fp20/>) on October 28, 2005. The subject property is not listed (RCRA NLR sites are not included in the DEQ's mapping database), and no adjacent or vicinity sites other than those reported on the FirstSearch database report were listed.

State/Local Health Department The Oregon Building Codes Division and the Oregon Health Department maintain an online list of properties deemed uninhabitable due to drug lab activities (<http://www.cbs.state.or.us/external/bcd/druglabs/druglabs.html>). The list was reviewed on October 28, 2005. Neither the subject property nor adjacent properties were listed.

Fire Department Information was requested from the Fairview Fire Office at 503-618-2355 on October 28, 2005, for the subject property located at 22000 NE Halsey Street, Fairview, Oregon 97024. No records were available from this source. The office does not issue or maintain permits for USTs or ASTs on residential properties.

The Oregon State Fire Marshal's office maintains a list of known drug labs and Hazardous Substance Incident responses on their Community Right-to-Know (CR2K) Database Website (http://159.121.82.250/CR2K_IncDB/Reported_Drug_Labs_1.asp). This site was accessed and reviewed on October 28, 2005. Neither the subject property nor adjacent properties were listed.

State-Registered Water Well Logs No registered well logs were listed for the subject property in the Oregon Water Resources Department GRID online database (http://stamp.wrd.state.or.us/apps/gw/well_log/well_log.php); accessed on October 27, 2005. The nearest registered well is located approximately ½ mile west near NE Halsey Street. The

log for this well indicates top soil from 0 to 4 feet below ground surface, boulders, cobbles and clay from 4 to 25 feet, gravels and clay from 25 to 226 feet, clay from 226 to 245 feet, clay and sand from 245 to 260, coarse sandstone from 260 to 279, silty clay from 279 to 290, gravel and clay from 290 to 330, gravel and silt from 330 to 335, and gravel and cemented sand and clay from 335 to 380, and depth to groundwater as 95 feet below ground surface.

Local Electric Utility Company (Physical condition is reported in 6.3) Onsite transformers are the property of Portland General Electric 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 generally flat with a regional slope to the north toward the Columbia River at approximately 160 feet above mean sea level. Fairview Creek is located on the east boundary of the subject property. Interstate 84 (Banfield Expressway) is approximately ½ mile north of the subject property.

Soils and Geology Based on well logs for the subject property and vicinity properties, the area is underlain by approximately 25 feet of boulders, cobbles and gravels deposited during Pleistocene catastrophic flood events, which are, in turn, underlain by alluvial deposits and sands and gravels of the Troutdale Formation to a depth of 300 feet or more. Columbia River Basalt is present at depth.

Surface Water Fairview Creek is located on the east boundary of the subject property and flows to the north-northeast. Water was observed in the creek and appeared to be free of unusual odors or staining.

Groundwater Based on well log data, the shallowest occurrence of groundwater is expected to be at approximately 95 feet below the ground surface. Based on topography, the direction of shallow, unconfined groundwater flow is expected to be toward the north, therefore, properties to the south are considered to be upgradient to the subject property.

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 1936, 1948, 1955, 1964, 1973, 1980, 1990, 1998 and 2004. Photograph scales are typically small and detailed information is not generally obtained from the photographs.

1936: The subject property contains what appears to be a dwelling on the northeast corner of the site. The remainder of the subject property appears to be in agricultural use. Fairview Creek is visible flowing to the north across the east property margin. Adjacent properties to the north are occupied by what appear to be dwellings. The adjacent property to the east is in residential use, to the south there are agricultural fields, and the west adjacent property is vacant and largely wooded.

- 1948: Several outbuildings are present on the subject property, west and south of the dwelling on the northeast corner of the site. The rest of the subject property is vacant and appears to be in agricultural use. Adjacent property uses appear relatively unchanged.
- 1955: The subject property appears relatively unchanged. A dwelling has been constructed on a parcel on the south side of NE Halsey, and is surrounded on the west, south and east sides by the subject property. Other adjacent property uses are unchanged.
- 1964: The subject property and adjacent properties appear relatively unchanged except that the outbuilding located west of the dwelling has been enlarged. There are small cultivated row areas on the subject property that suggest the growth or storage of nursery stock.
- 1973: The subject property is relatively unchanged. The east adjacent property has been redeveloped as the existing mobile home park. Other adjacent property uses appear relatively unchanged.
- 1980: The use of the subject property appears unchanged, but there are numerous small cleared areas that may indicate the cultivation or removal of nursery stock. Adjacent property uses appear relatively unchanged.
- 1990: It appears that the outbuildings have been removed from the subject property. Other areas of the subject property show increased brush growth. The dwelling remains on the northeast corner of the subject property. Adjacent properties to the north have been cleared of dwellings. Other adjacent property uses appear relatively unchanged; the area to the south has one structure on an access road near the creek.
- 1998: The subject property appears relatively unchanged. The west and south adjacent properties have been cleared, and nearby to the south and southwest are areas of new development.
- 2004: The subject property remains relatively unchanged, except that there is a pile of boulders near the southeast corner of the property, and a short access road entering that area from the south adjacent property, which has been developed with apartment buildings. The west adjacent property is vacant. A new commercial building is present on a southeast adjacent property, and new commercial buildings present to the north, across Halsey.

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. Maps available for the years 1889, 1901, 1908, 1926, 1932, 1950, 1955, and 1965 were reviewed. No Sanborn coverage was available for the subject property from these sources.

Local Street Directories Polk and Cole City Directories for Fairview, Oregon, are located at the Central Branch of the Multnomah County Library in Portland, Oregon. The directories were reviewed for information regarding past occupants at the subject property at 22000 NE Halsey Street, Fairview, Oregon 97024 and adjoining properties that may have been associated with the use of hazardous materials. **Bold print denotes subject property.** The subject property is located in East Multnomah County and in the area listed as Wood Village, Fairview and Gresham, with NE Halsey dissecting all three areas. The following range of street addresses was searched: 20900-24000 NE Halsey Street (Gresham/Fairview); 500 block (Troutdale)

YEAR	ADDRESS (all NE Halsey St.)	LISTED OCCUPANT(S)
1966	20951	Residence
	21975	Fairview Flower Shop and Greenhouse
	22420	Vacant
	500	Whalley Nursery
	515	Fairview Greenhouse (potted plants)
	520-535	Residences
1970	20951	Residence
	500	J B Whalley Nursery
	515	Fairview Greenhouse and Florist
	520-535	Residences
1975	20951	Vacant
	21975	Fairview Greenhouse
	21977	Village Flower Shop
	22000	Whalley Nursery
	520-535	Residences
1980	20951	Residence
	21975, 21977	Vacant
	22000	Whalley Nursery
	520-535	Residences
1985	21805, 21825	Residences
	21929, 21930	Residences
	22000	No listing
1990	21805, 21825, 21929, 21930	Residences
	22000	Jesus Perez, residence
	22218	Fairview Laundry
1995	21805-21975	Residences
	22000	Jesus Perez, residence
	22420	Circle S Landscaping
2000	- no listings in the address range -	

2005	21825, 21901	Residences
	21929	Marvel Trucking
	21930	Residence
	21934	Cabana Tan
	21935	Image Makers Salon
	22000	Jesus Perez, residence
	22001	76 Express Lube
	22015	Scrubby's Car Wash
	22218, 22227	Residences

Building Department Records Information was requested from the City of Fairview Permit Department for records regarding past activity at the subject property located at 22000 NE Halsey Street, Fairview, Oregon 97024. The following information was found:

DATE	PERMIT NO.	DESCRIPTION
1/3/62	138	Storage building; 11x8, Jean S. Whalley, owner
7/1/68	249	Remodeling 50x100, lathe house, Jean Whalley
9/11/69	278	Extending greenhouse 100x60, J.B. Whalley Nursery
5/23/83	755	Demolition of house, garage, greenhouses
11/13/86	935	Woodstove inspection; final approval 1/12/87
1/3/89	1106	Woodstove installation

Other Historical Records Information obtained from the PortlandMaps website, (<http://www.portlandmaps.com/>) indicated that the subject property is addressed at 22000 NE Halsey Street in Fairview, Oregon 97024.

A pamphlet produced by the Fairview Creek Watershed Conservation Group was reviewed at City of Fairview offices. The pamphlet include a map that indicates that the subject property is part of the greenspaces associated with Fairview Creek. It also indicates that the creek flows through the Fujitsu Microelectronics, Inc., property and into two quarry ponds prior to reaching the subject property.