

**A PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

1.48-Acre Safeway/American Legion Property  
1153 Duane Street and 1132 Exchange Street  
Astoria, Oregon

January 17, 2003

Prepared for:

City of Astoria  
Astoria, Oregon

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Project No. 6039

*Full report in  
Separate binder*

## TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1.0 INTRODUCTION .....	7
2.0 SITE BACKGROUND .....	8
2.1 Site Location and Description .....	8
2.2 Topography .....	8
2.3 Soils.....	9
2.4 Geology.....	9
2.5 Hydrogeology.....	9
3.0 SITE SURVEY.....	10
3.1 Existing Site Conditions .....	10
3.2 Asbestos .....	10
3.3 Underground Storage Tanks and Aboveground Storage Tanks.....	13
3.4 Polychlorinated Biphenyls .....	13
3.5 Other Site Features.....	14
4.0 SITE HISTORY.....	15
5.0 REGULATORY REVIEW.....	22
6.0 CONCLUSIONS AND RECOMMENDATIONS .....	26
7.0 LIMITATIONS.....	29

### GLOSSARY

#### DEFINITIONS OF TERMS

#### PROFESSIONAL QUALIFICATIONS

### FIGURES

- 1 Location and Regulatory Lists Sites Map
- 2 Site and Surrounding Land Use Map

### SITE PHOTOGRAPHS

#### AERIAL PHOTOGRAPHS

### APPENDICES

- A Oregon Water Resources Department Well Log Report
- B ECS/Wagner Environmental, *Asbestos Survey Report for Safeway, Inc., Safeway Store No. 309, 1153 Duane Street, Astoria, Oregon, Project No. 1840-35*, dated October 29, 1991
- C Client-Furnished Information Checklist
- D Environmental Data Resources, Inc., *EDR Radius Map Report, Safeway Astoria, 1153 Duane Street, Astoria, Oregon*, dated December 18, 2002
- E Oregon Department of Environmental Quality Leaking Underground Storage Tank Incident Reports
- F Interviews
- G Research Resources

## **EXECUTIVE SUMMARY**

Hahn and Associates, Inc. has performed this Phase I environmental site assessment in conformance with the scope and limitations of the American Society for Testing and Materials Practice E1527-00 of the 1.48-acre Safeway/American Legion property located at 1153 Duane Street and 1132 Exchange Street, Astoria, Clatsop County, Oregon, at the request of the City of Astoria. The Phase I environmental site assessment consisted of a site survey, an historical and physical features evaluation of the subject property, an examination of the surrounding land uses, and an environmental regulatory review of the property and of the surrounding land uses.

The 1.48-acre subject property was occupied by a Safeway store, an American Legion building, and asphalt-paved parking areas. Areas beneath the property's eastern parking lot and the sidewalks surrounding the property's perimeter were open and accessible, as the surface improvements in these areas (asphalt and concrete paving) were supported by pillars driven into fill sand beneath the surface grade.

The property was historically constructed on pilings in the tidal flats of the Columbia River. A number of residences and commercial structures variously occupied the property between the 1880s and 1922, at which time much of downtown Astoria was destroyed by fire. Columbia River dredge sand was subsequently used to fill the property area and new construction occurred. The property was occupied by a number of commercial businesses at various times from at least the 1930s until the 1950s, including an automobile repair garage and used car sales business, an automobile paint shop, a dry cleaning operation, a newspaper printing company, a roller skating rink, and a former Safeway store. The existing Safeway grocery store has been located on the property since 1956. The existing American Legion building has been located on the property since at least 1931, and was originally occupied by a Montgomery Wards department store until the American Legion occupied the structure in 1946. The adjacent and nearby surrounding properties have historically been used predominantly for commercial purposes since at least the 1930s.

A visual assessment for suspect asbestos-containing materials was conducted during the course of the site inspection. This visual assessment does not constitute an asbestos survey and is not intended to identify every suspect asbestos-containing material at the property. Suspect asbestos-containing materials were noted in the American Legion building in the form of floor tiles, sheet vinyl flooring, and popcorn ceiling material. An asbestos survey of the Safeway store, completed in 1991, identified the presence of asbestos in mastic beneath various floor tiles in the store and in taping compound, apparently in reference to the drywall joint tape, in various areas of the store. The cove base and roofing material in/on the store were not sampled, but were presumed to contain asbestos. The asbestos survey did not include the exterior portions of the store, including the roof.

A manhole, piping, and a fill port, associated with a reported heating oil tank, were observed at and below street level at the Exchange Street sidewalk to the south of the American Legion building. The heating oil tank has reportedly not been used since approximately the 1960s, when the property structure was converted to natural gas heat.

A concrete box with extruding piping was also observed beneath the Exchange Street sidewalk adjacent to the property, in the area to the south of the Safeway store. It is possible that a heating oil tank, which may have historically been used to heat the Safeway store or a former property structure, is situated within the concrete casing. An oil fill cap, possibly associated with this potential tank, was observed at street level in the Exchange Street sidewalk. It is unclear as to whether the suspect tank would be considered an underground storage tank or an above-ground storage tank.

A concrete slab with one extruding pipe, indicating the possible presence of an underground storage tank, was observed below ground, also to the south of the Safeway store near the Exchange Street sidewalk at the property's southern perimeter.

Research also indicated that "gas and oils", which may have been contained in underground storage tanks, were stored at a commercial automobile garage formerly located on the property's northern portion. Building plans for the existing Safeway store, dated 1956, indicated that existing tanks, which may have been associated with the commercial garage, were to be removed from beneath the Duane Street sidewalk during construction of the Safeway building. The removal of these tanks could not be confirmed.

Three pad-mounted, fluid-filled electrical transformers were observed beneath the 12<sup>th</sup> Street and the 11<sup>th</sup> Street sidewalks, adjacent to the subject property. The transformers were not labeled for polychlorinated biphenyl content and should be assumed to contain the hazardous substance. Evidence of releases were not noted in the vicinity of the transformers during the site survey. The utility that owns the transformers is responsible for the cleanup of any release of transformer fluids, unless the release is attributable to another party.

A small room which historically housed an electrical substation was observed beneath the Duane Street right-of-way adjacent to the subject property's northeastern corner. The substation was reportedly used to power street lights in the area, but has not been operable since approximately the 1960s. Fluid-filled electrical transformers were not observed at the former substation during the site survey. It is possible that electrical transformers or other fluid-filled equipment, which may have contained polychlorinated biphenyl-containing dielectric fluid, were historically located within the substation. However, as it was located beneath the street right-of-way (City of Astoria property), the substation was not considered a part of the subject property for this investigation.

Water supply wells were not observed on the property, nor indicated by Oregon Water Resources Department records to be located on the property. The property structures utilized natural gas heat and were served by public drinking water and sanitary sewer services.

A review of the available state and Federal environmental records disclosed several sites located within a 1.0-mile radius of the property that are currently or have previously been under review of environmental issues. However, these sites do not appear to present an environmental concern for the property at this time.

The January 2003 assessment revealed evidence of recognized environmental conditions in connection with the property. From the data that has been assembled during the course of this investigation, it is the professional opinion of Hahn and Associates, Inc. that further investigatory work in the form of a Phase II environmental site assessment appears to be necessary for the subject property.

The following Phase II recommendations are presented to evaluate the environmental concerns at the property:

1. The subject property was historically occupied by several commercial tenants, including an automobile repair garage and paint shop, a used car sales business, a dry cleaning establishment, and a newspaper printing company, which may have used hazardous materials as part of business operations.

**Recommendation:** A subsurface investigation should be performed at the property to evaluate the potential for historic releases from former property occupants.

2. A manhole, piping, and a fill port, associated with a reported heating oil tank, were observed at and below street level at the Exchange Street sidewalk to the south of the American Legion building. A concrete box with extruding piping was also observed beneath the Exchange Street sidewalk adjacent to the property, in the area to the south of the Safeway store. It is possible that a heating oil tank, which may have historically been used to heat the Safeway store or a former property structure, is situated within the concrete casing. An oil fill cap, possibly associated with this potential tank, was observed at street level in the Exchange Street sidewalk. It is unclear as to whether the suspect tank would be considered an underground storage tank or an above-ground storage tank.

**Recommendation:** The heating oil underground storage tank associated with the American Legion building should be decommissioned in accordance with all applicable regulations. Soil sampling should be performed beneath each end of the tank to determine if a release has occurred and the decommissioning certified by a Licensed Heating Oil Tank Service Provider. Additionally, the concrete box should be investigated to verify the presence or absence of a tank within. If a tank is found within the concrete, it should be decommissioned and soil sampling should be performed beneath each end of the tank to determine if a release has occurred. Likewise, if this tank is determined to be an underground heating oil tank, the decommissioning should be certified by a Licensed Heating Oil Tank Service Provider.

3. A concrete slab with one extruding pipe, indicating the possible presence of an underground storage tank, was observed below ground, also to the south of the Safeway store near the Exchange Street sidewalk at the property's southern perimeter. In addition, research indicated that "gas and oils", which may have been contained in underground storage tanks, were stored at a commercial automobile garage formerly located on the property's northern portion. Building plans for the existing Safeway store indicated that existing tanks, which may have been associated with the commercial garage, were to be removed from beneath the Duane Street sidewalk during construction of the Safeway building. The removal of these tanks could not be confirmed.

**Recommendation:** A geophysical survey should be performed at the property to identify the potential presence of underground storage tanks at the concrete slab and to the north of the Safeway store. If an underground tanks are found, they should be decommissioned in accordance with all applicable requirements. Further, a subsurface investigation should be performed to the north of the Safeway store, due to the indicated use of "gas and oil" in this area, regardless of whether an underground storage tank(s) is found in this area.

In addition, while not a recognized environmental condition, the following recommendation is presented to minimize potential environmental concerns at the property:

1. Suspect asbestos-containing materials were noted in the American Legion building in the form of floor tiles, sheet vinyl flooring, and popcorn ceiling material. An asbestos survey of the Safeway store, completed in 1991, identified the presence of asbestos in mastic beneath various floor tiles in the store and in taping compound, apparently in reference to the drywall joint tape, in various areas of the store. The cove base and roofing material in/on the store were not sampled, but were presumed to contain asbestos. The asbestos survey did not include the exterior portions of the store, including the roof.

**Recommendation:** It is recommended that an asbestos survey be performed for the American Legion building. Areas found to contain asbestos which are in a deteriorated condition should undergo abatement or be repaired by a licensed asbestos contractor. Additionally, prior to any renovation or demolition of the property

structures, any asbestos-containing materials should be removed by a licensed asbestos contractor and/or managed in accordance with the applicable regulations.



## 1.0 INTRODUCTION

The City of Astoria has retained the environmental consulting firm of Hahn and Associates, Inc. (HAI) to perform a Phase I environmental site assessment of the 1.48-acre Safeway/American Legion property located at 1153 Duane Street and 1132 Exchange Street, Astoria, Clatsop County, Oregon. This Phase I environmental site assessment was undertaken by the City of Astoria for the purpose of identifying recognized environmental conditions (RECs) at the property, that is, the presence or likely presence of hazardous substances or petroleum products on the property resulting from the current or historical usage of the property or sites located in the vicinity of the property. This report is intended to constitute *appropriate inquiry* for purposes of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA).

Information on the property under consideration was gathered through a physical inspection (site survey) of the subject property, by a review of the available historical documents, by noting the physical features of the property, by a survey of the surrounding land uses, through reviews of governmental agency files, and from the examination of other pertinent documents including photographs and maps. The scope of work for this project followed the American Society for Testing and Materials (ASTM) guideline (E1527-00) entitled *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. In addition to the basic elements of ASTM E1527-00, this report includes a discussion of visually observable suspect asbestos-containing materials (ACMs).

The subject property was occupied by a Safeway grocery store, an American Legion hall, and asphalt-paved parking areas. The location of the property is shown in Figures 1 and 2.

This report is divided into five additional sections including: Site Background, Site Survey, Historical Review, Regulatory Review, and Conclusions and Recommendations. This report is not intended to be an exhaustive investigation of environmental conditions or a characterization of any contamination discovered.

## **2.0 SITE BACKGROUND**

### 2.1 Site Location and Description

The 1.48-acre subject property is comprised of Tax Lots 100 (1.37 acres) and 400 (0.11 acres) in the SE 1/4 of the SW 1/4 of Section 8, Township 8 North, Range 9 West, of the Willamette Meridian (W.M.). The property was occupied by a Safeway grocery store at 1153 Duane Street and an American Legion hall at 1132 Exchange Street. The remainder of the property was asphalt-paved and use for parking.

The subject property was located in downtown Astoria, in an area used predominantly for commercial purposes (Figure 2). The property was bounded to the north by Duane Street, immediately beyond which were a bank and retail shops to the north, a parking lot to the northwest, and a travel agency to the northeast. Exchange Street bounded the property to the south, beyond which were a senior citizens center, offices, parking space, and a church to the south, a U.S. West Communications facility to the southwest, and a Young Men's Christian Association (YMCA) center to the southeast. 12<sup>th</sup> Street bounded the property to the east, beyond which were a vacant commercial structure and the Lower Columbia Hospice. The property was bounded to the west by 11<sup>th</sup> Street, beyond which were Astoria City Hall and a Benevolent and Protective Order of the Elks (BPOE) building.

### 2.2 Topography

The subject property was located on the U.S. Geological Survey 7.5-Minute Quadrangle, Astoria, Oregon/Washington, 1984. The terrain at the property was relatively flat at an elevation of approximately 20 feet above mean sea level (msl). The Columbia River was located approximately 1,000 feet to the north of the property.

According to the Federal Emergency Management Agency, National Flood Insurance Program, *Flood Insurance Rate Map for Astoria, Oregon, Community Panel Number 410028-0005-B*, dated August 1, 1978, the subject property is located within Flood Zone C, described as an area of minimal flooding.

### 2.3 Soils

According to the U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Clatsop County, Oregon*, 1988, the subject property is situated on soil classified as Tropopsamments. This is a very deep, excessively-drained soil located on tide-influenced flood plains. The permeability of this soil is very rapid, and runoff associated with areas of this soil type is slow.

### 2.4 Geology

According to the U.S. Geological Survey, *Geologic Map of Oregon*, 1991, the soils in the vicinity of the subject property are underlain by middle and lower Miocene marine sedimentary rocks, which consist of marine siltstone and sandstone that commonly contain tuff beds.

### 2.5 Hydrogeology

Water supply wells were not observed on the subject property at the time of the site survey, nor were well logs for the subject property found on record with the Oregon Water Resources Department (OWRD). An OWRD well log report for registered wells in Section 8 of Township 8 North, Range 9 West, W.M. (Appendix A), indicated that the depth to first groundwater for several wells located adjacent and to the north of the subject property ranged from 14 to 22 feet below ground surface (bgs), and that the static water levels for these wells ranged from 8 to 12 feet bgs.

Based on local topography, the net groundwater flow direction at the property would be estimated to generally be to the north, towards the Columbia River. Groundwater flow would also be expected to be tidally influenced. However, HAI has not field-checked any of the site hydrogeological information for accuracy. Groundwater flow direction at the property may vary.

### **3.0 SITE SURVEY**

A site survey of the subject property was conducted on January 3, 2002 by Mr. John Vlastelicia, a representative of HAI. Mr. Vlastelicia was escorted on the American Legion-owned portion of the property by Mr. Jim Ruzick, a representative of the American Legion. Ms. Jana Chilson, the Safeway store manager, granted Mr. Vlastelicia access to the Safeway-owned portion of the property. The property was inspected for visual evidence of contamination, for improper waste disposal, and for the possible presence of asbestos, polychlorinated biphenyls (PCBs), underground storage tanks (USTs), and aboveground storage tanks (ASTs). The interior and exterior of the property structures and the remainder of the property were inspected. In addition, City of Astoria Public Works personnel provided access to below-grade areas of the property beneath the Safeway store's eastern parking lot and the sidewalks adjoining the property, and Mr. Vlastelicia was accompanied through these areas by Mr. Paul Benoit, Director of the City of Astoria's Community Development Department, and City of Astoria Engineering Department staff.

#### 3.1 Existing Site Conditions

At the time of the site investigation, the subject property was developed with an approximately 17,236-square foot Safeway grocery store structure (Photograph 1) and a partially-adjoining two-story American Legion building (Photograph 2), both of which included basements. The remainder of the property consisted of asphalt-paved parking space. The property's western parking lot was situated directly on fill material. The property's eastern parking lot, as well as the sidewalks adjoining the property, were elevated by pillars situated on concrete footings in fill sand below the development.

#### 3.2 Asbestos

Asbestos is a U. S. Environmental Protection Agency (EPA)-regulated toxic substance and a human carcinogen. A visual, non-destructive inspection for asbestos-containing materials (ACMs) was conducted at the subject property. By EPA standards, ACMs are any materials that contain more than one percent asbestos. ACMs were typically used in insulation materials, ceiling tiles, and linoleum manufactured prior to the mid-1970s. A visual assessment for suspect asbestos-containing materials (ACM) was conducted during the course of the Phase I ESA site inspection. This visual assessment does not constitute an

asbestos survey and is not intended to identify every suspect asbestos-containing material at the property.

The Oregon Department of Environmental Quality (ODEQ) requires that all ACMs be removed from a site prior to demolition, dismantling or renovation to prevent the release of asbestos fibers to the air (Oregon Administrative Rule (OAR) 340-248-0270), regardless if the material is friable. Friable asbestos material is defined as any material with more than one percent asbestos by weight that hand pressure can crumble, pulverize or reduce to powder when dry.

In addition, the Oregon Occupational Safety and Health Administration (OR-OSHA) requires that commercial and industrial building and facility owners perform surveys to identify ACMs in their buildings. Further, for buildings that contain ACMs, notification of the presence of ACMs and asbestos training must be provided to tenants, employees, and maintenance personnel that work in the buildings.

During the site survey, a non-destructive, visual assessment of materials potentially containing asbestos was performed by HAI. Suspect ACMs were noted within the American Legion building on the property in the form of sheet vinyl flooring and floor tiles within several of the structure's restrooms, and in the form of popcorn ceiling material in its basement.

Safeway Stores, Inc. provided HAI with a document entitled *Asbestos Survey Report for Safeway, Inc., Safeway Store No. 309, 1153 Duane Street, Astoria, Oregon, Project No. 1840-35*, dated October 29, 1991 and prepared by ECS/Wagner Environmental (Appendix B). This asbestos survey included the collection and analysis of a number of suspect ACM samples from the store's interior, but did not cover the structure's exterior areas or roof. Asbestos was detected in taping compound (apparently the drywall joint taping compound) and in mastic beneath the floor tiles in the shopping area of the store. The report noted that these materials were in good condition at the time of the asbestos survey. Materials not sampled during the asbestos survey, but which were noted in the report to be assumed to contain asbestos, included cove base mastic throughout the store and tar/felt roofing material on the structure's roof. With the exception that the roof and roofing materials,

which were not inspected by HAI, these materials appeared to be in good condition at the time of the HAI site inspection.

### 3.3 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)

A manhole and piping for a reported heating oil UST (Photograph 3) were observed in the concrete floor in the accessible area beneath the Exchange Street sidewalk, adjacent to the basement area of the American Legion building. The presumed fill cap for this UST was also observed, at street level, in the Exchange Street sidewalk (Photograph 4). According to Mr. Ruzick, the heating oil UST supplied an oil furnace formerly used to heat the property structure. Mr. Ruzick estimated that the heating oil UST has not been used since approximately the 1960s, at which time the property structure converted to natural gas for heat. He was unaware of whether or not any product remained in the UST.

A concrete box with approximate dimensions of 3 feet by 3 feet by 6 feet (Photograph 5) was observed beneath the Exchange Street sidewalk in the area to the south of the Safeway store. Pipes emerging from the top of the concrete box indicated that a tank may have been encased within. It is possible that a heating oil tank, which may have historically been used to heat the Safeway store or a former property structure, is situated within the concrete casing. It is unclear as to whether the suspect tank would be considered an UST or an AST. An oil fill cap possibly associated with this potential tank was observed aboveground in the Exchange Street sidewalk (Photograph 6), in an area to the south of the Safeway store loading dock. No other ASTs were observed on the property.

In addition, a concrete slab (Photograph 7) was observed below the surface grade near the Exchange Street sidewalk at the property's southern perimeter. The slab was approximately 3 feet wide, 8 feet long, and 5 inches thick. A rusted metal pipe extruded from the concrete at one end of the slab, indicating that something (possibly an UST) may be located beneath the slab.

The subject property did not appear on the ODEQ-Registered UST list or the Leaking UST (LUST) list. The Astoria Fire Department does not maintain UST records.

### 3.4 Polychlorinated Biphenyls (PCBs)

PCBs, EPA-regulated hazardous substances, are commonly found in electrical equipment manufactured prior to 1980, the year PCBs above 50 parts per million (ppm) were banned from commerce for most applications. Pole- and pad-mounted fluid-filled electrical transformers, ballasts associated with fluorescent light fixtures, and some hydraulic fluids are typical of electrical equipment that would be suspected to contain PCBs.

Two pad-mounted, fluid-filled electrical transformers were located in a concrete vault beneath the sidewalk adjacent to the subject property and 11<sup>th</sup> Street. One additional pad-mounted transformer was located beneath the sidewalk adjacent to the property and 12<sup>th</sup> Street. These three transformers were not labeled for PCB content, and should be assumed to contain the hazardous substance. The transformers did not appear to have leaked at the time of the site survey. The utility that owns the transformers is responsible for the release of transformer fluids, unless the release is attributable to another party.

The remnants of a former substation were observed within a small room located beneath the Duane Street right-of-way near the property's northeastern corner. According to Mr. Ruzick, a former employee of Pacific Power, the station was historically used to power street lights in the area. He estimated that the substation has not been operable since approximately the 1960s. Fluid-filled electrical transformers were not observed within the former substation during the site survey. It is possible that electrical transformers or other fluid-filled equipment, which may have contained PCB-containing dielectric fluid, may have historically been located at the substation. However, as the substation was determined to be located in the Duane Street right-of-way (City of Astoria property), it was not considered as part of the subject property for this investigation.

Fluorescent light ballasts (used in light fixtures) manufactured prior to 1979 typically contained PCBs. Ballasts manufactured since approximately 1979 typically do not contain PCBs. Fluorescent light fixtures were noted throughout both the Safeway store and the American Legion building on the property. Based on the age of these structures (built in 1956 and 1934, respectively), the ballasts for these fixtures may contain PCBs. The fluorescent light fixtures within the property building were not evaluated during the site survey to determine whether or not the ballasts were labeled as containing PCBs. These types of units do not typically pose an environmental concern unless they leak. The

fixtures that were noted during the site survey did not appear to have leaked. Ballasts that are removed for replacement and/or disposal should be evaluated for PCB content and those not labeled as "No PCBs" must be assumed to contain PCBs and managed in accordance with applicable regulations.

PCBs may also be associated with submersible water well pumps manufactured prior to 1979. Water wells were not observed on the subject property, nor indicated by OWRD records or through interviews to be located on the property.

### 3.5 Other Site Features

Five 15-gallon containers of "Tosca Tower Treatment" and two 5-gallon buckets of Unibrom (a pesticide for algal, bacterial, and fungal control in recirculating and cooling water systems) were observed on a wooden mezzanine within the southern portion of the Safeway store. Additionally, a number of 1-gallon and smaller containers of miscellaneous cleaners, degreasers, and disinfectants were observed on shelves in the basement of the store. Evidence of releases was not observed in the vicinity of these containers.

Three 2-inch floor drains were observed within the basement of the Safeway store. Floor drains were also observed on the main floor of the Safeway store in the produce receiving area and in the meat department. The floor drains appeared to be used solely for draining water, and no evidence of hazardous materials discharge was noted in the vicinity of the drains. Building plans indicated that floor drains in the Safeway store discharged to the sanitary sewer system.

Four stormwater catch basins were observed in the parking areas of the subject property, and one stormwater catch basin was observed at the base of the receiving ramp on the property's southern portion. The catch basins were indicated to connect to the municipal stormwater collection system. Oily sheens or other evidence of hazardous materials were not observed on the water surface within the catch basins at the time of the site survey.

A sump pump was observed beneath the Exchange Street sidewalk, adjacent to the American Legion building on the property. According to Mr. Ruzick, the sump consisted of an approximately 500-gallon fiberglass tank. Water collected from the adjacent



American Legion basement kitchen drained to this sump, from which it was then pumped into the sanitary sewer system.

A hydraulic trash compactor was observed adjacent to the southwestern exterior of the Safeway store, in the loading area. Staining of the ground surface or other evidence of hazardous materials disposal or release were not observed in the vicinity of the trash compactor.

Pits, ponds, lagoons, surface impoundments, or water supply wells were not observed on the subject property. Fouled waters, odors, or impaired vegetation that may be indicative of hazardous material disposal were not observed on the property during the site survey. Unidentified hazardous substance containers or 55-gallon drums were not observed on the property. Generally, the appearance of the property was noted to be good.

#### **4.0 SITE HISTORY**

##### *Tax Assessment Records*

According to information obtained from the Clatsop County Department of Assessment and Taxation (CCDAT), the subject property is comprised of Tax Lots 100 and 400 in the SE 1/4 of the SW 1/4 of Section 8, Township 8 North, Range 9 West, W.M. The 1.37-acre Tax Lot 100 was indicated to be owned by Safeway Stores Inc. Tax Lot 100 was indicated to be occupied by a 17,236-square foot structure built in 1956 (with an addition occurring in 1963), and had an associated site address of 1153 Duane Street, Astoria, Oregon.

The 0.11-acre Tax Lot 400, which had an associated site address of 1132 Exchange Street, Astoria, Oregon, was owned by American Legion Post 12. CCDAT staff indicated that the property was occupied by a structure, but that they did not have information regarding the structure's size or date of construction on file.

##### *Building Permits and Plans*

The City of Astoria Building Department was visited to review the available building permits and plans on file for the subject property. Original blueprints for the existing Safeway store structure, dated 1956, were reviewed. The 15,000-square foot structure was

indicated to include a full basement, and the lot on which it was built was to include 44,627-square feet of parking space. Mechanical plot plans for the structure indicated that a 1,000-gallon heating oil tank was to be located below ground near the structure's southeastern perimeter. Plan details indicated that the tank was to be encased in a concrete vault with a partially-open bottom, located on the ground surface among the pillars beneath the surface grade, similar to the vault observed at the time of the site assessment (see 3.3 Underground Storage Tanks (USTs) and Aboveground Storage Tanks (ASTs)). The basement plan for the Safeway store also included a notation that "existing tanks, piping, walls, and foundation" were to be removed from beneath the Duane Street sidewalk, adjacent to the property's northern perimeter.

Plans for the property's American Legion structure were not found on file with the City of Astoria. A building permit was issued to Safeway in 1999 for the addition of a bottle return shelter to the existing store. Various additional electrical, plumbing, and sign permits were on file for the Safeway store and the American Legion building, although these permits did not contain information of environmental significance.

Building plans for a former Safeway structure were also on file (microfilm) with the City of Astoria. These plans, dated 1940, were for a "Safeway Store Building" located on the property's western portion at 11<sup>th</sup> Street and Duane Street. Mechanical plans for this structure, which might indicate its heat source and note the presence and location of potential heating oil USTs, were not available. Information pertaining to the demolition of this former Safeway building was not available. Permits or plans associated with other former property structures were not on file with the City of Astoria.

#### *Sanborn Fire Insurance Maps*

Sanborn Fire Insurance Maps (SFIMs) for Astoria, Oregon, were reviewed for the years 1884, 1888, 1892, 1896, 1908, 1948, and 1956 on the Multnomah County Library web site ([www.multcolib.org](http://www.multcolib.org)).

The subject property was occupied by various structures including residences, a hotel, a church, a school, a blacksmith shop, tinning and plumbing shops, printing shops, and storage sheds in the 1888 through 1908 SFIMs. The 1884 SFIM included a high-water contour indicating that the property was located within an area that was inundated during

high tide, and the 1888 SFIM noted that the property structures were constructed on pilings. Street names in the vicinity of the subject property in the 1884 through 1892 SFIMs varied from their current names as follows: Duane Street was identified as Jefferson Street, Exchange Street was known as Astor Street, 11<sup>th</sup> Street was named Genevieve Street, and 12<sup>th</sup> Street was called Olney Street.

The 1948 SFIM indicated that the property's northern portion was occupied by a commercial garage which included an adjoining auto painting shop on its eastern side. The currently existing American Legion Hall, along with a roller skating rink and a printing business, were located on the property's southern portion. The easternmost portion of the property was indicated to be occupied by a used car sales lot, and the property's western portion was occupied by a structure at 513 Duane Street (former address numbering scheme), which research indicated was occupied by Safeway.

The 1956 SFIM indicated that the commercial garage (1153 Duane Street) and auto painting shop, the American Legion Hall (1132 Exchange Street), the used car sales lot, and the Safeway structure (1119 Duane Street) remained on the property. The SFIM included a notation for "gas and oils" at the commercial garage on the property, although the location of USTs, if present, was not indicated. The former roller skating rink was indicated in the 1956 SFIM to be occupied by a grocery warehouse (1154 Exchange Street), and the former printing business was occupied by a dry cleaning operation (1164 Exchange Street).

The adjacent and nearby surrounding properties consisted of mixed residential/commercial occupants in the 1884 through 1908 SFIMs. These properties were predominantly commercial in the 1948 and 1956 SFIMs, and included an adjacent gas station to the north of the property and adjacent auto repair garages to the north and south of the property in the 1948 and 1956 SFIMs, and an automotive service station located adjacent and to the northwest of the property in the 1948 SFIM.

#### *City Directories*

Historical Polk City Directories (PCDs) for Astoria, Oregon, were reviewed in approximately five-year intervals for the period between 1931 and 1980 at the Clatsop County Historical Society in Astoria. The PCDs were reviewed for addresses

corresponding to the subject property and the adjacent properties on Duane Street, Exchange Street, 11<sup>th</sup> Street, and 12<sup>th</sup> Street.

The subject property was indicated to be occupied by the Safeway store and the American Legion building at their current addresses (1153 Duane Street and 1132 Exchange Street, respectively) in the 1960 through 1980 PCDs. The 1955 PCD included a listing for Safeway at 1119 Duane Street, a listing for the American Legion at 1130 Exchange Street, and "vacant" listings for property addresses of 1153 Duane Street and 1162 Exchange Street. The 1946 and 1949-50 PCDs, which contained a former numbering system for Astoria street addresses, indicated several listings for subject property addresses, including a Safeway at 509-11 Duane Street; a Leicht Motor Company automobile distributor at 533 Duane Street; the American Legion building at 516-20 Exchange Street; and the Astoria Skating Rink at 524 Exchange Street. The Astoria Cleaners (clothes cleaners) was indicated to be located at 530 Exchange Street in the 1949-50 PCD, and the Astorian Budget Publishing Company was indicated to occupy this address in the 1931 through 1946 PCDs. Additional property occupants included the Gallant Auto Company at 533 Duane Street, a used car sales lot at 215 12<sup>th</sup> Street, and a Montgomery Wards department store at 520 Exchange Street in the 1931 through 1940 PCDs, and Sherman's Transfer Company was indicated to occupy 524 Exchange Street in the 1931 and 1936 PCDs.

The adjacent properties were indicated to be predominantly commercial in all of the PCDs reviewed. A gasoline service station was indicated to be present on the adjacent property to the northwest at 385 11<sup>th</sup> Street (187 11<sup>th</sup> Street under the former address numbering scheme) in the 1946 through 1975 PCDs. Various automobile dealers occupied the adjacent property to the north (1122-1140 Duane Street), across Duane Street, in the 1931 through 1970 PCDs, and the Burner Oil Sales Company (fuel oil) and United Tire Store were indicated to occupy an adjacent property to the south at 1111 Exchange Street in the 1955 PCD.

#### *Aerial Photography Review*

The available historical aerial photographs from the University of Oregon Library in Eugene, Oregon, for the years 1939, 1953, 1958, 1970, 1974, 1980, and 1994 were examined for the subject property. In addition, a 1994 aerial photograph obtained from the TerraServer web site ([www.microsoft.terraserver.com](http://www.microsoft.terraserver.com)) was also reviewed. Copies of the 1939

University of Oregon aerial photograph and the 1994 TerraServer aerial photograph are included in the Aerial Photographs section of this report.

The currently existing American Legion building (which research indicated was occupied by a Montgomery Wards store prior to 1946) was present in all of the aerial photographs reviewed. A large commercial structure (which research indicated to have been a commercial auto garage) with an adjoining smaller building (which research indicated was an auto painting shop) was located on the property's northern portion in the 1939 and 1953 aerial photographs. Two additional adjoining structures (which research indicated were occupied at various times by a skating rink, a printing business, a grocery warehouse, and a dry cleaning establishment) were located adjacent to the garage's southern exterior and adjacent and to the east of the American Legion building in the 1939 and 1953 aerial photographs. The property's eastern portion appeared to be used for parking in the 1939 and 1953 aerial photographs. The western portion of the property appeared to be vegetated in the 1939 aerial photograph, and was occupied by a commercial structure (indicated to be a former Safeway store) and parking space in the 1953 aerial photograph.

The 1958 aerial photograph indicated that, with the exception of the American Legion building, all former structures had been removed from the subject property. The currently existing Safeway store structure was present in the 1958 through 1994 aerial photographs, and included an addition comprising the building's southwestern portion in the 1970 through 1994 aerial photographs. The remainder of the property appeared to be used for parking in the 1958 through 1994 aerial photographs.

The adjacent and nearby surrounding properties appeared to be predominantly used for commercial purposes in the 1939 through 1994 aerial photographs.

#### *Interviews*

Mr. Jim Ruzick, an executive board member and a representative of American Legion Post 12, the owner of the subject property's Tax Lot 400, was interviewed regarding property history and his knowledge of environmental conditions at the American Legion-owned portion of the property. Mr. Ruzick indicated that he had been familiar with the property for over 30 years. He indicated that the American Legion property structure was constructed

in 1934 and that it was occupied by a Montgomery Wards store prior to the American Legion's purchase of the property in 1946.

Mr. Ruzick indicated that the property structure was heated by an oil-burning furnace prior to its conversion to natural gas heat in approximately the 1960s. He indicated that the oil for the heating system was stored in an UST, but was uncertain of whether or not the tank had ever been removed from the property. Mr. Ruzick was not aware of any other USTs or ASTs at the property. He indicated that the property structure had always been served by municipal water and sanitary services, and was not aware of any wells or septic tanks on the property. Mr. Ruzick stated that he was not aware of any hazardous materials storage or releases at the property, and noted that, to his knowledge, prior ESAs have not been performed for the property.

Mr. Bill Jackson, a representative of Safeway Stores Inc., the owner of the subject property's Tax Lot 100, was interviewed regarding site history and his knowledge of environmental conditions at the Safeway-owned portion of the property. He indicated that he has been a Safeway employee since approximately 1979, and that the property has been used solely for its existing purpose (grocery store) since at least that time. Mr. Jackson was not specifically aware of any existing or former USTs or ASTs at the property, and stated that he was not aware of any hazardous materials releases having occurred at the property. He was not aware of any previous ESAs conducted for the property.

Neither Mr. Ruzick nor Mr. Jackson were aware of any pending or historical litigation or administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the subject property. They indicated that they were not aware of any notices from any government agency regarding possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products on the property. They also indicated that they were not aware of environmental liens on the property, and stated that they were not aware of any recognized environmental conditions (RECs) associated with the property.

At the request of HAI, Mr. Paul Benoit, a representative of the City of Astoria (the client), completed a Phase I Environmental Site Assessment Client-Furnished Information Checklist (Appendix C). Mr. Benoit indicated that he was not aware of prior ESAs,

environmental permits, notices, significantly lower property purchase price (lower than comparable), or environmental liens in association with the subject property, and that he did not have any specialized knowledge with regard to any RECs in connection with the property.

Mr. Benoit also provided HAI with a number of historical photographs of the subject property. Several of these photographs, dated 1942, indicated the presence of a Gallant Auto Company garage on the property's northern portion, fronting Duane Street. A sign on the garage indicated that it was a distributor of "Standard Oil Products." A body and fender repair and painting shop was visible adjacent to the garage's eastern exterior, and one photograph indicated that a used car sales lot was present on the property's northeastern portion. Two undated photographs (possibly taken in the 1930s, judging from the automobiles present in the pictures) indicated that a Montgomery Ward and Company building was located on the property at the site of the currently existing American Legion building. The immediately adjacent structure to the east was occupied by Sherman's Transfer and Storage, immediately beyond which was the Astorian Budget Printers and Publishers.

City of Astoria staff verbally indicated that the property area burned in a fire that encompassed much of downtown Astoria in the early 1920s. An article obtained from the City of Astoria's web site ([www.cityofastoria.com](http://www.cityofastoria.com)) indicated that the fire, which occurred in December 1922, originated at a pool hall located at 11<sup>th</sup> and Commercial street (one block to the north of the subject property). Thirty blocks of wooden streets and buildings, which were situated on pilings, were destroyed. According to City of Astoria staff, rebuilding efforts in the area following the fire included the placement of Columbia River dredge sand as fill material for property construction.

## 5.0 REGULATORY REVIEW

As a part of the ESA of the subject property and as deemed necessary, inquiries were made to governmental agencies with jurisdiction over current and prior activities conducted at the subject property that could have affected the environment. When available, and as necessary, files on nearby properties were also reviewed and agency personnel knowledgeable about activities conducted in the area of the subject property were interviewed. Environmental Data Resources, Inc. (EDR) was contracted by HAI to provide an on-line regulatory site radius search. The *EDR Radius Map Report* is included in Appendix D. Sites which were unmapped by EDR, due to poor or inadequate address information, were reviewed by HAI and, except as noted in the following regulatory list discussions, these sites do not appear to be located within the search radii of their respective lists.

### *Federal NPL Site List (1.0-mile radius)*

The EPA National Priority List (NPL) details the locations of hazardous substance sites that present a potential for imminent and substantial harm to the environment. As of October 24, 2002, the subject property and sites located within a 1.0-mile radius of the property did not appear on the NPL list.

### *Federal CERCLIS List (0.5-mile radius)*

The Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) lists hazardous substance sites undergoing EPA investigations. As of August 15, 2002, the subject property or sites located within a 0.5-mile radius of the property did not appear on the CERCLIS list.

### *Federal CERCLIS NFRAP List (property and adjoining properties)*

This report lists all CERCLIS No Further Remedial Action Planned (NFRAP) sites, that is CERCLIS sites that have been removed from the CERCLIS List. Either no contamination was found at the CERCLIS NFRAP sites, the contamination has been remediated, or the contamination has been deemed to not be significant enough to require consideration under CERCLIS or NPL. The listing of a site on the CERCLIS NFRAP does not necessarily imply that contamination has been deemed insignificant or remediated based upon Oregon Department of Environmental Quality (ODEQ) standards. As of September 15,



2002, the subject property and the adjoining properties did not appear on the CERCLIS NFRAP list.

*Federal RCRA TSD Facilities List (0.5-mile radius)*

The Resource Conservation and Recovery Act (RCRA), Treatment, Storage and Disposal (TSD) facilities list identifies sites that manage hazardous waste for the purposes of on-site treatment, interim storage, or on-site disposal. As of September 9, 2002, the subject property or sites located within a 1.0-mile radius of the property did not appear on the RCRA TSD list.

*Federal CORRACTS List (1.0-mile radius)*

The Corrective Action Report (CORRACTS) list identifies hazardous waste handlers with RCRA corrective action activity. The subject property or sites located within a 1.0-mile radius of the property did not appear on the most recent CORRACTS list, dated May 5, 2002.

*Federal RCRA Generators List (Property and Adjoining Properties)*

The EPA Hazardous Waste Generators (HWG) list identifies facilities that have given notification as Large Quantity Generators (LQGs), Small Quantity Generators (SQGs), or Conditionally Exempt Generators (CEGs). The subject property did not appear on the most recent HWG list, dated September 9, 2002. However, the following adjacent property appeared on the HWG list:

- U.S. West, 1095 Exchange Street, Astoria, Oregon, located adjacent and to the southwest of the subject property, across the intersection of Exchange Street and 11<sup>th</sup> Street

This site is registered with EPA as a CEG of hazardous waste. ODEQ's Northwest Regional offices were contacted for file information pertaining to this site. ODEQ staff indicated that U.S. West registered this site as a CEG in 1993. ODEQ did not have any inspection records, Notices of Violation (NOVs), or Notices of Noncompliance (NONs) on file for this site. ODEQ staff noted that CEGs are generally not inspected unless a complaint against them has been received, which has not occurred at this facility.

Based on the absence of recorded violations at this site and the fact that this site does not appear on any Federal or state environmental cleanup lists, this site does not appear to present an environmental concern for the subject property at this time.

*Federal ERNS List*

The subject property did not appear on the EPA Emergency Response Notification System (ERNS) list, dated December 31, 2001.

*Oregon Department of Environmental Quality ECSIS List (1.0-mile radius)*

The ODEQ Environmental Cleanup Site Information System (ECSIS) list, which lists hazardous substance sites undergoing ODEQ investigations, was reviewed for the subject property. As of September 18, 2002, the subject property did not appear on the ECSIS list. The *EDR Radius Map Report* identified seven sites located within a 1.0-mile radius of the property that appeared on the ECSIS list. Two additional sites located within 1.0 mile of the property, which were not mapped in the *EDR Radius Map Report* due to poor or inadequate address information, were also identified within a 1.0-mile radius of the property and considered in this investigation. Of these nine sites, two have been conferred ODEQ "No Further Action" and thus do not appear to present an environmental concern for the subject property. The remaining sites also do not appear to present an environmental concern for the property based on the fact that they are situated in inferred hydrogeologically cross- to down-gradient positions with respect to the property and/or the fact that contaminant migration from these sites has reportedly not occurred.

*Oregon Department of Environmental Quality SWF/LF List (0.5-mile radius)*

The ODEQ Solid Waste Facilities/Landfill Sites list was reviewed. As of October 1, 2002, the subject property or sites located within a 0.5-mile radius of the property did not appear on the SWF/LF list.

*Oregon Department of Environmental Quality LUST List (0.5-mile radius)*

The subject property did not appear on the ODEQ Leaking Underground Storage Tank (LUST) list as of September 20, 2002. Twenty-six LUST sites were identified in the *EDR Radius Map Report* as being located within a 0.5-mile radius of the property. One additional site located within a 0.5-mile radius of the property, which was not included in the *EDR Radius Map Report* due to poor or inadequate address information, was also

identified and considered as part of this assessment. Eighteen of these sites have been conferred ODEQ NFA status and thus would not be expected to present an environmental concern to the subject property. Based on the distance of the remaining sites from the property, the fact that groundwater was not indicated to have been impacted by the releases at these sites, and/or the fact that these sites are situated in inferred hydrogeologically cross- to down-gradient positions with respect to the property, these site also do not appear to present an environmental concern to the subject property at this time. (Refer to Appendix E, ODEQ LUST Incident Reports, for details on these sites)

*Oregon Department of Environmental Quality-Registered UST Sites (property and adjoining properties)*

The subject property did not appear on the most recent ODEQ-registered UST list, dated October 1, 2002. The following adjacent sites appeared on the UST list. However, based on the fact that the USTs at these sites have been decommissioned and the fact that neither of these sites appears on the ODEQ LUST list (or any other Federal or state environmental cleanup lists), these sites do not appear to present an environmental concern for the property at this time.

- Bank of Astoria, 1122 Duane Street, Astoria, Oregon, located adjacent and to the north of the subject property, across Duane Street
- U.S. West, 1095 Exchange Street, Astoria, Oregon, located adjacent and to the southwest of the subject property, across the intersection of Exchange Street and 11<sup>th</sup> Street

## 6.0 CONCLUSIONS AND RECOMMENDATIONS

Hahn and Associates, Inc. has performed this Phase I environmental site assessment in conformance with the scope and limitations of ASTM Guidance E1527-00 of the 1.48-acre Safeway/American Legion property located at the 1153 Duane Street and 1132 Exchange Street, Astoria, Clatsop County, Oregon. The January 2003 assessment revealed evidence of recognized environmental conditions in connection with the property. From the data that has been assembled during the course of this investigation, it is the professional opinion of Hahn and Associates, Inc. that further investigatory work in the form of a Phase II environmental site assessment appears to be necessary for the subject property.

The following Phase II recommendations are presented to evaluate the environmental concerns at the property:

1. The subject property was historically occupied by several commercial tenants, including an automobile repair garage and paint shop, a used car sales business, a dry cleaning establishment, and a newspaper printing company, which may have used hazardous materials as part of business operations.

**Recommendation:** A subsurface investigation should be performed at the property to evaluate the potential for historic releases from former property occupants.

2. A manhole, piping, and a fill port, associated with a reported heating oil tank, were observed at and below street level at the Exchange Street sidewalk to the south of the American Legion building. A concrete box with extruding piping was also observed beneath the Exchange Street sidewalk adjacent to the property, in the area to the south of the Safeway store. It is possible that a heating oil tank, which may have historically been used to heat the Safeway store or a former property structure, is situated within the concrete casing. An oil fill cap, possibly associated with this potential tank, was observed at street level in the Exchange Street sidewalk. It is unclear as to whether the suspect tank would be considered an underground storage tank or an above-ground storage tank.

**Recommendation:** The heating oil underground storage tank associated with the American Legion building should be decommissioned in accordance with all applicable regulations. Soil sampling should be performed beneath each end of the

tank to determine if a release has occurred and the decommissioning certified by a Licensed Heating Oil Tank Service Provider. Additionally, the concrete box should be investigated to verify the presence or absence of a tank within. If a tank is found within the concrete, it should be decommissioned and soil sampling should be performed beneath each end of the tank to determine if a release has occurred. Likewise, if this tank is determined to be an underground heating oil tank, the decommissioning should be certified by a Licensed Heating Oil Tank Service Provider.

3. A concrete slab with one extruding pipe, indicating the possible presence of an underground storage tank, was observed below ground, also to the south of the Safeway store near the Exchange Street sidewalk at the property's southern perimeter. In addition, research indicated that "gas and oils", which may have been contained in underground storage tanks, were stored at a commercial automobile garage formerly located on the property's northern portion. Building plans for the existing Safeway store indicated that existing tanks, which may have been associated with the commercial garage, were to be removed from beneath the Duane Street sidewalk during construction of the Safeway building. The removal of these tanks could not be confirmed.

**Recommendation:** A geophysical survey should be performed at the property to identify the potential presence of underground storage tanks at the concrete slab and to the north of the Safeway store. If an underground tanks are found, they should be decommissioned in accordance with all applicable requirements. Further, a subsurface investigation should be performed to the north of the Safeway store, due to the indicated use of "gas and oil" in this area, regardless of whether an underground storage tank(s) is found in this area.

In addition, while not a recognized environmental condition (non-REC), the following recommendation is presented to minimize potential environmental concerns at the property:

1. Suspect asbestos-containing materials were noted in the American Legion building in the form of floor tiles, sheet vinyl flooring, and popcorn ceiling material. An asbestos survey of the Safeway store, completed in 1991, identified the presence of asbestos in

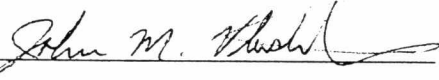
mastic beneath various floor tiles in the store and in taping compound, apparently in reference to the drywall joint tape, in various areas of the store. The cove base and roofing material in/on the store were not sampled, but were presumed to contain asbestos. The asbestos survey did not include the exterior portions of the store, including the roof.

**Recommendation:** It is recommended that an asbestos survey be performed for the American Legion building. Areas found to contain asbestos which are in a deteriorated condition should undergo abatement or be repaired by a licensed asbestos contractor. Additionally, prior to any renovation or demolition of the property structures, any asbestos-containing materials should be removed by a licensed asbestos contractor and/or managed in accordance with the applicable regulations.

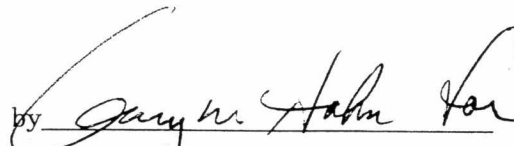
Any questions regarding the information presented in this report are welcome and should be referred to the undersigned project manager. Thank you for the opportunity to be of service.

Hahn and Associates, Inc.

Project Manager

by   
John M. Vlastelicia  
Environmental Scientist

Reviewer

by   
Anne E. Canter, R.E.A.  
Sr. Project Manager

## 7.0 LIMITATIONS

The purpose of this environmental assessment is to evaluate the possibility that the specified real property is contaminated by hazardous substances. It is not intended to be an exhaustive investigation of environmental conditions or a characterization of any contamination discovered. In performing an environmental assessment, a balance must be struck between the desire to conduct a complete inquiry into environmental matters and the limits of time, cost and technology. This report sets forth HAI's evaluation of the possibility of existing contamination based on the scope of work agreed to by the client and within the client's schedule and budget. Subject to these limitations, HAI warrants that the assessment and this report satisfy the standards of care, skill and diligence ordinarily provided by a professional in the performance of similar services as of the time the services were performed.

In its review, HAI focused its attention on hazardous chemicals listed on the Material Safety Data Sheets provided by the client or by the client's representative and on evidence of electrical transformers that may contain polychlorinated biphenyls (PCBs). HAI also looked generally for evidence of possible contamination by other hazardous substances that are likely to have been associated with the activities historically conducted on the property. To the extent those activities are known, they are in this report. In this context, the term hazardous substance includes the chemicals listed as hazardous substances in Title 40 Code of Federal Regulations, Parts 302 and 355 and also petroleum products.

No investigation is thorough enough to ensure that no hazardous substances are present on a particular property. If samples were collected in connection with this assessment, the analyses of those samples indicates the presence or absence of contaminants only in the discrete samples. Although HAI attempts to collect samples from areas most likely to be contaminated based on the information known about the property, contamination may exist in areas not sampled, even in areas in the immediate vicinity of a clean sample. Consequently, any analytical results included in this report should be considered only as a rough indicator of possible conditions on the property, with limited statistical significance.

All conclusions, opinions, and recommendations presented in this report are based on conditions existing at the time the services were performed and laws in effect as of that time. HAI is not able to predict future events that may affect the condition of the property or that may affect the risks attendant to those conditions. The reader should be aware that, as technology, social values, and laws change, the acceptability of certain environmental conditions also changes. This report concerns only those environmental conditions that generally are regarded as unacceptable as of the time the services were performed.

Unless otherwise specified in this report, HAI has investigated neither the conditions inside any buildings on the property nor the possible presence of hazardous substances incorporated into buildings, equipment, or other improvements on the property. HAI has not investigated conditions in any area of the property not readily accessible. Any area to which HAI was denied access is mentioned in the report. Except as specifically described in this report, HAI also has not investigated the presence of hazardous substances that may be naturally occurring on the property.

Unless otherwise specified in writing, this report has been prepared solely for the use by the client and for use only in connection with the evaluation and sale of the subject property. Any other use by the client or any use by any other person shall be at the user's sole risk, and HAI shall have neither liability nor responsibility with respect to such use.

(HAI 08/01)

## GLOSSARY OF ABBREVIATIONS

ACM	Asbestos Containing Materials
AST	Above-ground Storage Tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
BPOE	Benevolent and Protective Order of the Elks
CAP	Contaminated Aquifer Policy
CCD	Cole City Directories
CCDAT	Clatsop County Department of Assessment and Taxation
CERCLIS	Comprehensive Environmental Response Compensation and Liability Information System
CFR	Code of Federal Regulations
CORRACTS	RCRA Corrective Action Report
ECSIS	Environmental Cleanup Site Information System
EPA	U.S. Environmental Protection Agency
ERNS	EPA Emergency Response Notification System
FRG	Fully Regulated Generator
HAI	Hahn and Associates, Inc.
HWG	Hazardous Waste Generator
JCDs	Johnson City Directories
LUST	Leaking Underground Storage Tank
MSL	Mean Sea Level
NFA	No Further Action
NFRAP	No Further Remedial Action Planned
NON	Notice of Noncompliance
NOV	Notice of Violation
NPL	National Priority List
ODEQ	Oregon Department of Environmental Quality
OR-OSHA	Oregon Occupational Safety and Health Administration
OWRD	Oregon Water Resources Department
PCB	Polychlorinated Biphenyls
ppm	parts per million
RCRA	Resource Conservation and Recovery Act
RECs	Recognized Environmental Conditions
SFIM	Sanborn Fire Insurance Map
SQG	Small Quantity Generator of Hazardous Waste
SWDF	Solid Waste Disposal Facility
SWDS	Solid Waste Disposal Site
TSD	Treatment, Storage and Disposal
USGS	U.S. Geological Survey
W.M.	Willamette Meridian
YMCA	Young Men's Christian Association



## Definitions of Terms<sup>1</sup>

**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 that of 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 or customary practice” as defined in CERCLA, 42 USC § 9601 (35)(B), that will give a party to a commercial real estate transaction the innocent landowner defense to CERCLA liability (42 USC § 9601 (A) and (B) and § 9607 (b)(3)), assuming compliance with other elements of the defense.

**de minimis condition** — a 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.

**drywell** — an underground area where soil has been removed and replaced with pea gravel, coarse sand, or large rocks. Dry wells are used for drainage, to control storm runoff, for the collection of spilled liquids (intentional and non-intentional) and wastewater disposal (often illegal).

**environmental audit** — the investigative process to determine if the operations of an existing facility are in compliance with applicable environmental laws and regulations. This term should not be used to describe an ASTM Phase I Environmental Site Assessment (ESA) (Practice E 1527) or an ASTM Transaction Screen Assessment (TSA) (Practice E 1528), although an environmental audit may include an environmental site assessment or, if prior audits are available, may be part of an environmental site assessment.

**environmental site assessment (ESA)** — the process by which a person or entity seeks to determine if a particular parcel of real property (including improvements) is subject to recognized environmental conditions. At the option of the user an environmental site assessment may include more inquiry than that constituting appropriate inquiry or, if the user is not concerned about qualifying for the innocent landowner defense, less inquiry than that constituting appropriate inquiry. An environmental site assessment is both different from and less rigorous than an environmental audit.

**environmental lien** — a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property, including (but not limited to) liens imposed pursuant to CERCLA, 42 USC § 9607 (1) and similar state or local laws.

**fill dirt** — dirt, soil, sand, or other earth, that is obtained off-site, that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property. It does not include material that is used in limited quantities for normal landscaping activities.

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<sup>1</sup> American Society for Testing and Materials (2000). *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E 1527-00)*.

**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 listed 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 substance, as it is used in this report, is used to describe both hazardous substances and petroleum products.

**hazardous waste** — any hazardous waste having the characteristics identified under or listed 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). The Solid Waste Disposal Act of 1980 amended RCRA. RCRA defines a hazardous waste in 42 USC § 6903, as: “a solid waste, or combination of solid wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may — (A) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (B) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of, or otherwise managed.”

**historical recognized environmental condition (HREC)** — a 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.

**innocent landowner defense** — that defense to CERCLA liability provided in 42 USC § 9601 (35) and § 9607 (b)(3). One of the requirements to qualify for this defense is that the party make “all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice.” There are additional requirements to qualify for this defense.

**major occupants** — those tenants, subtenants, or other persons or entities each of which uses at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center.

**material threat** — a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the environmental professional, is threatening and might result in impact to public health or the environment.

**pits, ponds, or lagoons** — man-made or natural depressions in a ground surface that are likely to hold liquids or sludge containing hazardous substances or petroleum products.

**practicably reviewable** — information that is practicably reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the property or a geographic area (such as county, city, or zip code) in which the property is located are not generally practicably reviewable. Records which are organized solely by chronological order, which do not have adequate address information, or which contain an unmanageable quantity of data are not practicably reviewable.

**publicly available** — information that is publicly available means that the source of the information allows access to the information by anyone upon request.

**reasonably ascertainable** — for purposes of both the ASTM Phase I ESA (Practice E 1527) and the TSA (Practice E 1528) standards, information that is (1) publicly available, (2) obtainable from its source within reasonable time and cost constraints, and (3) practicably reviewable.

**recognized environmental condition (REC)** — 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, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions.

**sump** — a pit, cistern, cesspool, or similar receptacle where liquids drain, collect, or are stored.

**underground storage tank (UST)** — any tank, including underground piping connected to the tank, that is or has been used to contain hazardous substances or petroleum products and the volume of which is 10% or more beneath the surface of the ground.

**user** — the party seeking to use ASTM Phase I ESA (Practice E 1527) or TSA (Practice E 1528) standards to perform an environmental site assessment of the property. Generally, a contractual relationship exists between the user (i.e. the client) and the environmental professional performing the environmental site assessment of the property.

**wastewater** — water that (1) is or has been used in an industrial or manufacturing process, (2) conveys or has conveyed sewage, or (3) is directly related to manufacturing, processing, or raw materials storage areas at an industrial plant. Waste water does not include water originating on or passing through or adjacent to a site, such as stormwater flows, that has not been used in industrial or manufacturing processes, has not been combined with sewage, or is not directly related to manufacturing, processing, or raw materials storage areas at an industrial plant.

**PROFESSIONAL QUALIFICATIONS**

## JOHN M. VLASTELICIA

### Education

B.S. Environmental Science, Oregon State University, Corvallis, Oregon

### Experience THREE YEARS

**ENVIRONMENTAL SCIENTIST**, Hahn and Associates, Inc., 2001 to present. Responsible for the preparation of American Society for Testing and Materials (ASTM) Phase I environmental site assessments (ESAs) for a variety of commercial and industrial properties. Also researches and prepares reports for National Environmental Policy Act (NEPA) projects.

**NATURAL RESOURCE SPECIALIST 1**, Oregon Department of Environmental Quality (ODEQ), Laboratory Division, Water Quality Monitoring Section, 2000 to 2001. Involved in research relating to the Oregon Coastal Environmental Monitoring and Assessment Program (CEMAP), primarily responsible for the field collection and reporting of data relating to water quality, sediments, and benthic properties on the Lower Columbia River.

**INTERN**, Port of Portland Environmental Services Division (ESD), 1999 to 2000. Responsible for providing support to ESD program/project managers and other Port Environmental staff. Project involvement included work relating to ground and surface water field investigations; oversight and reporting of environmental permits compliance; development of policy and procedures regarding sampling, analysis, and handling of soil and sediment; and providing assistance in a variety of other environmental issues.

### Training

- OSHA 24-Hour Training

**ANNE E. CANTER, R.E.A.**

Education

B.S. Environmental Health, East Tennessee State University, Johnson City, Tennessee

Experience THIRTEEN YEARS

**SENIOR PROJECT MANAGER**, Hahn and Associates, Inc., 1995 to present. Environmental site assessment specialist responsible for preparation of assessment reports. Conducts Phase I and Phase II environmental site assessments of a variety of commercial and industrial properties. Reviews Phase I environmental site assessment reports. Performs marketing functions.

**SENIOR ENVIRONMENTAL SPECIALIST**, HAZCON, Inc., 1990 to 1994. Performed a variety of Phase I and Phase II site assessments and asbestos surveys. Assisted clients with environmental compliance issues.

**REGULATORY COMPLIANCE COORDINATOR**, NCR Corporation, 1987 to 1989. Managed EPA and OSHA compliance for a division which included oversight of a research and development laboratory. Coordinated RCRA and CERCLA compliance, including SARA Title III reporting. Investigated and made recommendations for a comprehensive underground storage tank management program for tanks at two manufacturing facilities. Organized and instructed employees in the Hazard Communication Standard.

Training

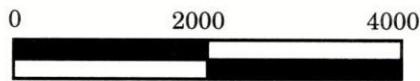
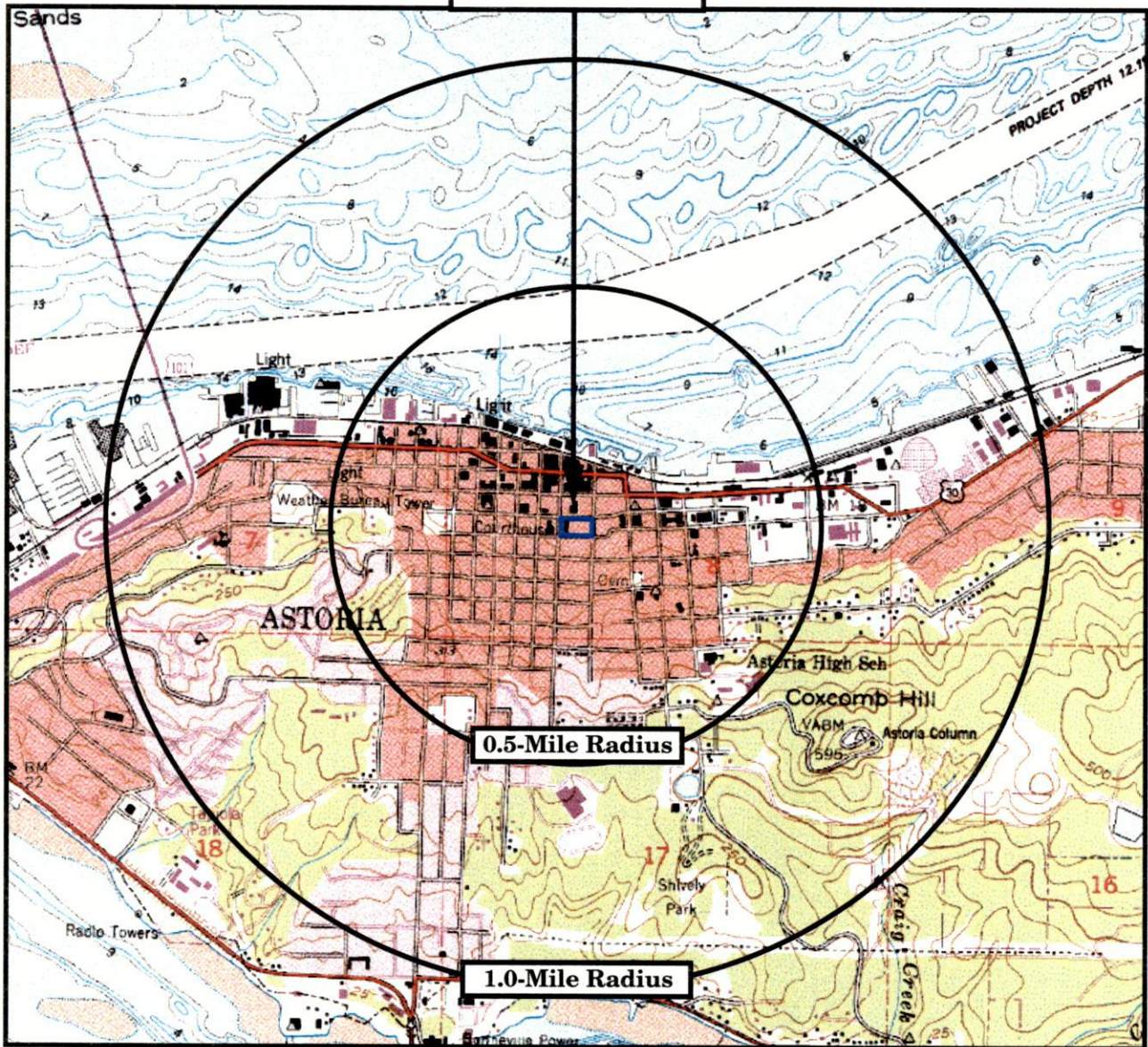
- OSHA 40-Hour Health and Safety Training for Hazardous Waste Workers
- OSHA 8-Hour Health and Safety Supervisor Training for Hazardous Waste Workers
- CPR and First Aid Training
- AHERA (asbestos) Building Inspector

Professional Registrations/Affiliations

- Registered Environmental Assessor (R.E.A.), California, No. 05021
- Oregon Department of Environmental Quality Underground Storage Tank Decommissioning and Soil Matrix Cleanup Supervisor
- General Member, National Association of Environmental Professionals

**FIGURES**

**SUBJECT  
PROPERTY**



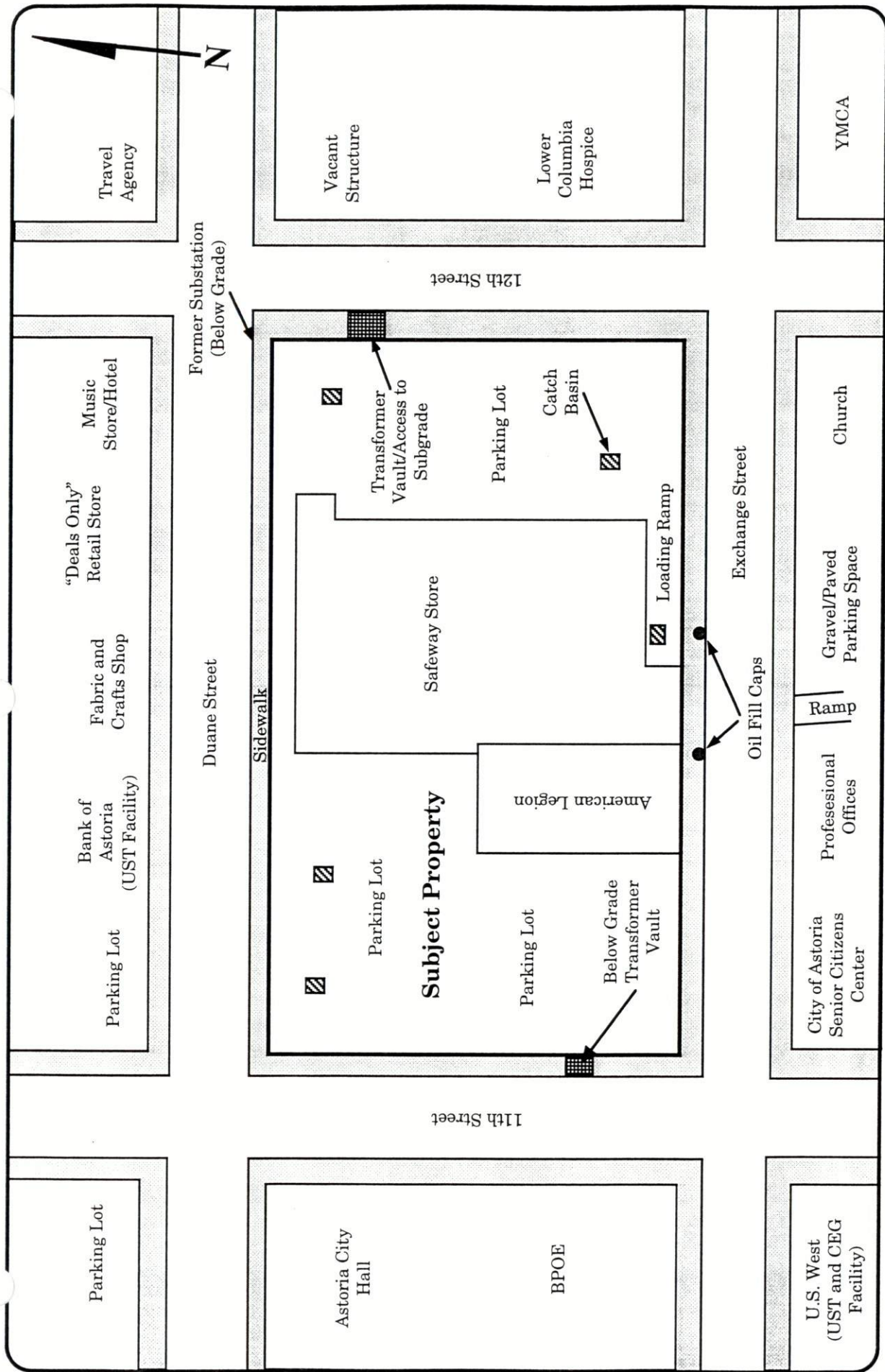
Approximate Scale in Feet



Note: Base Map from the Astoria (1981), Oregon/Washington  
USGS 7.5-Minute Quadrangle  
Contour Interval: 50 Feet

<p>HAI Project No. 6039</p>	<p><b>HAHN AND ASSOCIATES</b> INCORPORATED</p>	<p><b>Location Map</b></p>	<p>FIGURE</p>
<p>January 2003</p>	<p>ENVIRONMENTAL CONSULTANTS 434 NW SIXTH AVENUE, SUITE 203 PORTLAND, OREGON 97209 503/796-0717</p>	<p>1.48-Acre Property 1153 Duane Street and 1132 Exchange Street Astoria, Oregon</p>	<p><b>1</b></p>





**Figure**

**2**

**Site Location and Surrounding Land Use Map**

1.48-Acre Safeway/American Legion Property  
 1153 Duane Street and 1132 Exchange Street  
 Astoria, Oregon

**HAHN & ASSOCIATES**  
 INCORPORATED

ENVIRONMENTAL CONSULTANTS  
 434 N.W. 6TH AVE., SUITE 203  
 PORTLAND, OREGON 97209  
 503/796-0717

HAI Project  
 No. 6039

January 2003  
 Not to Scale

**SITE PHOTOGRAPHS**



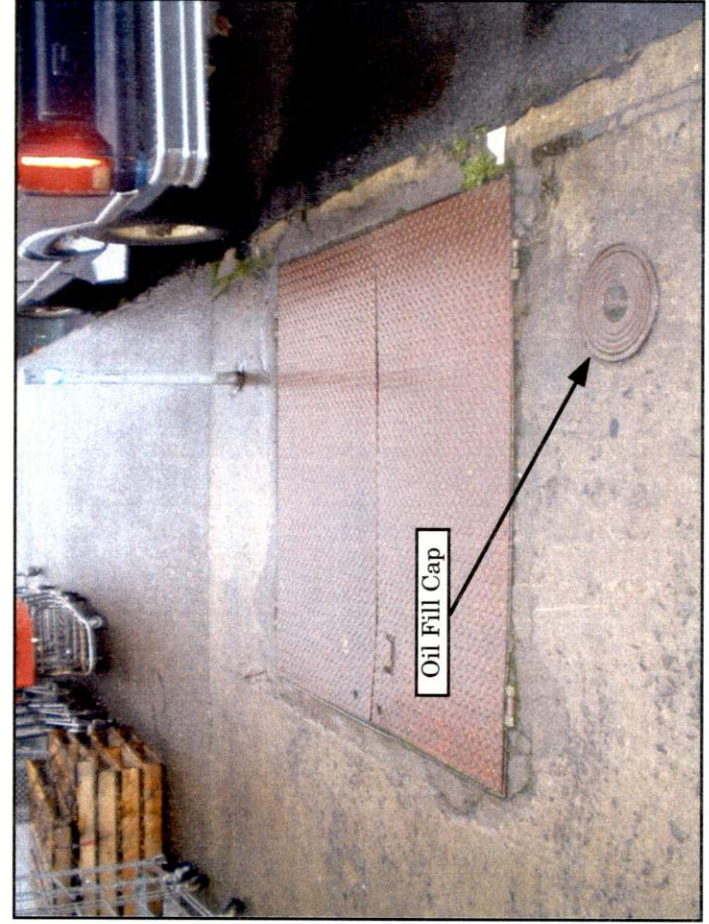
Photograph 1: View of the Safeway store on the subject property, facing toward the east from the property's northwestern corner (January 3, 2003).



Photograph 2: View of the American Legion building on the property, facing toward the south from the property's northern perimeter (January 3, 2002).



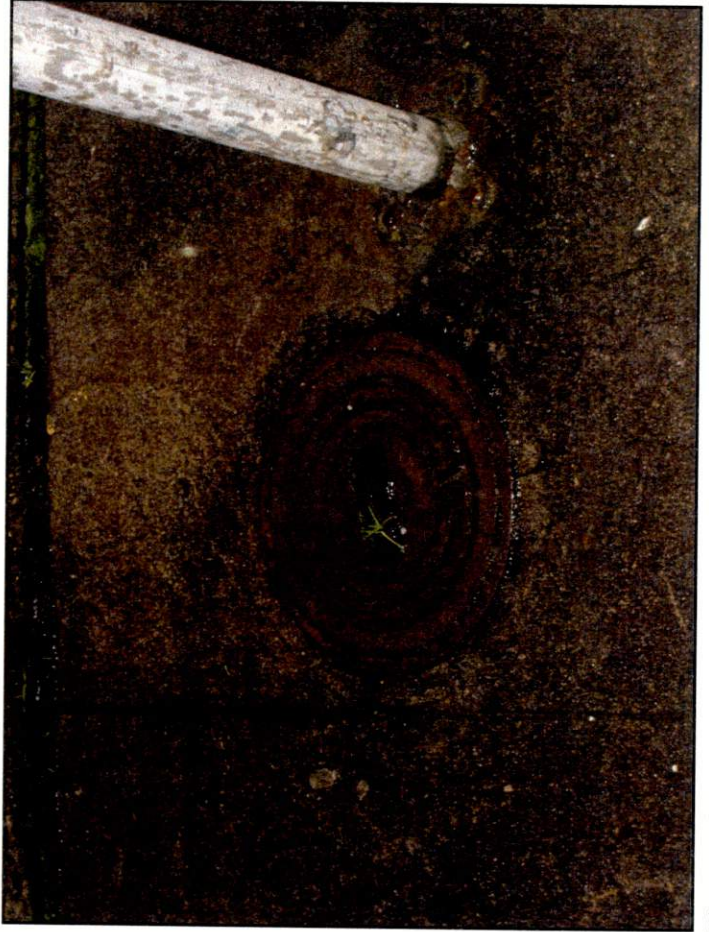
Photograph 3: View of the underground heating oil tank manhole and piping located beneath the Exchange Street sidewalk (January 3, 2003).



Photograph 4: View of the oil fill cap in the Exchange Street sidewalk, located to the south of the American Legion building (January 3, 2002).



Photograph 5: View of the concrete box and extruding piping located beneath the Exchange Street sidewalk (January 3, 2003).

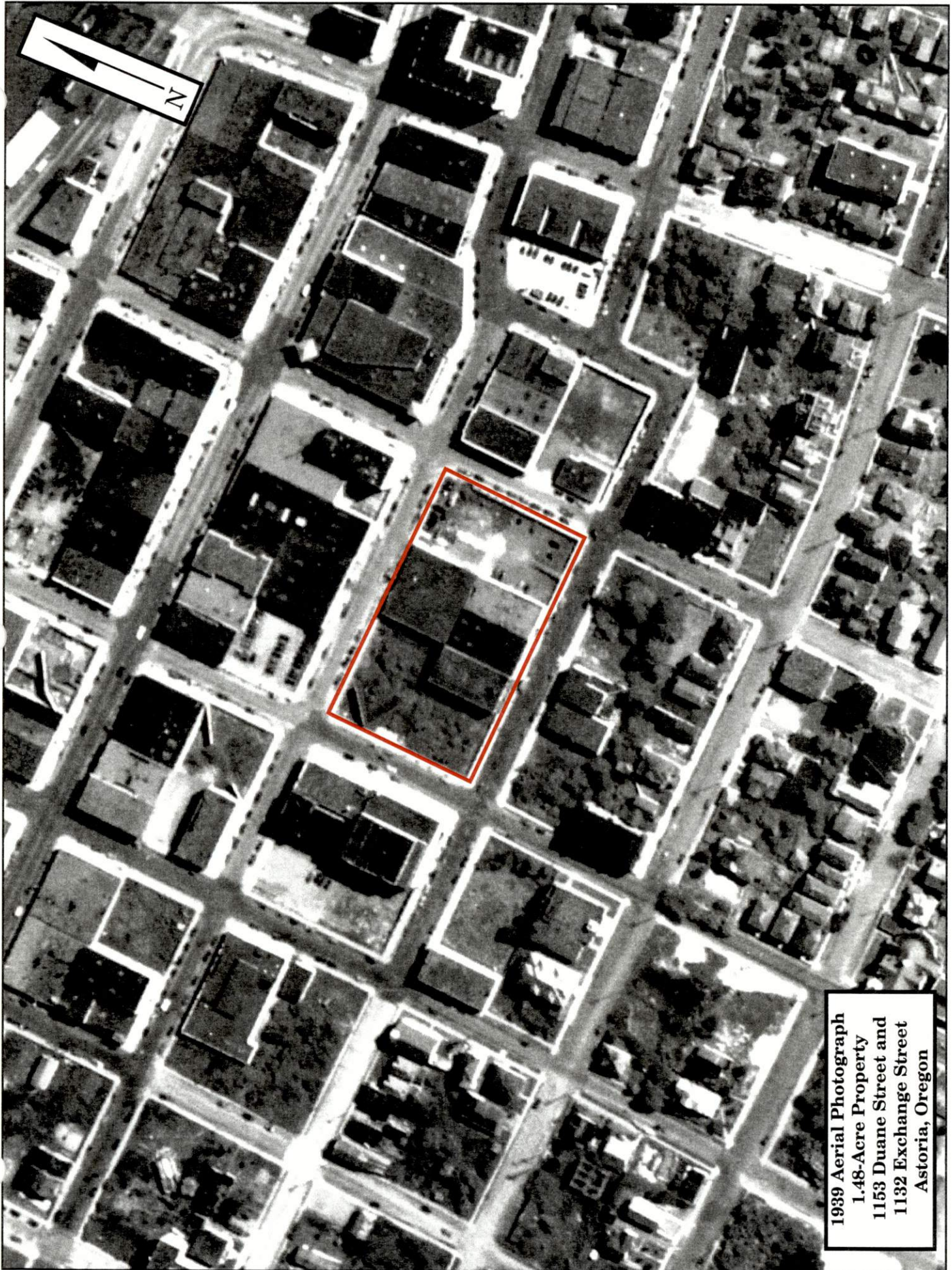


Photograph 6: View of the oil fill cap in the Exchange Street sidewalk located to the south of the Safeway store's receiving ramp (January 3, 2003).

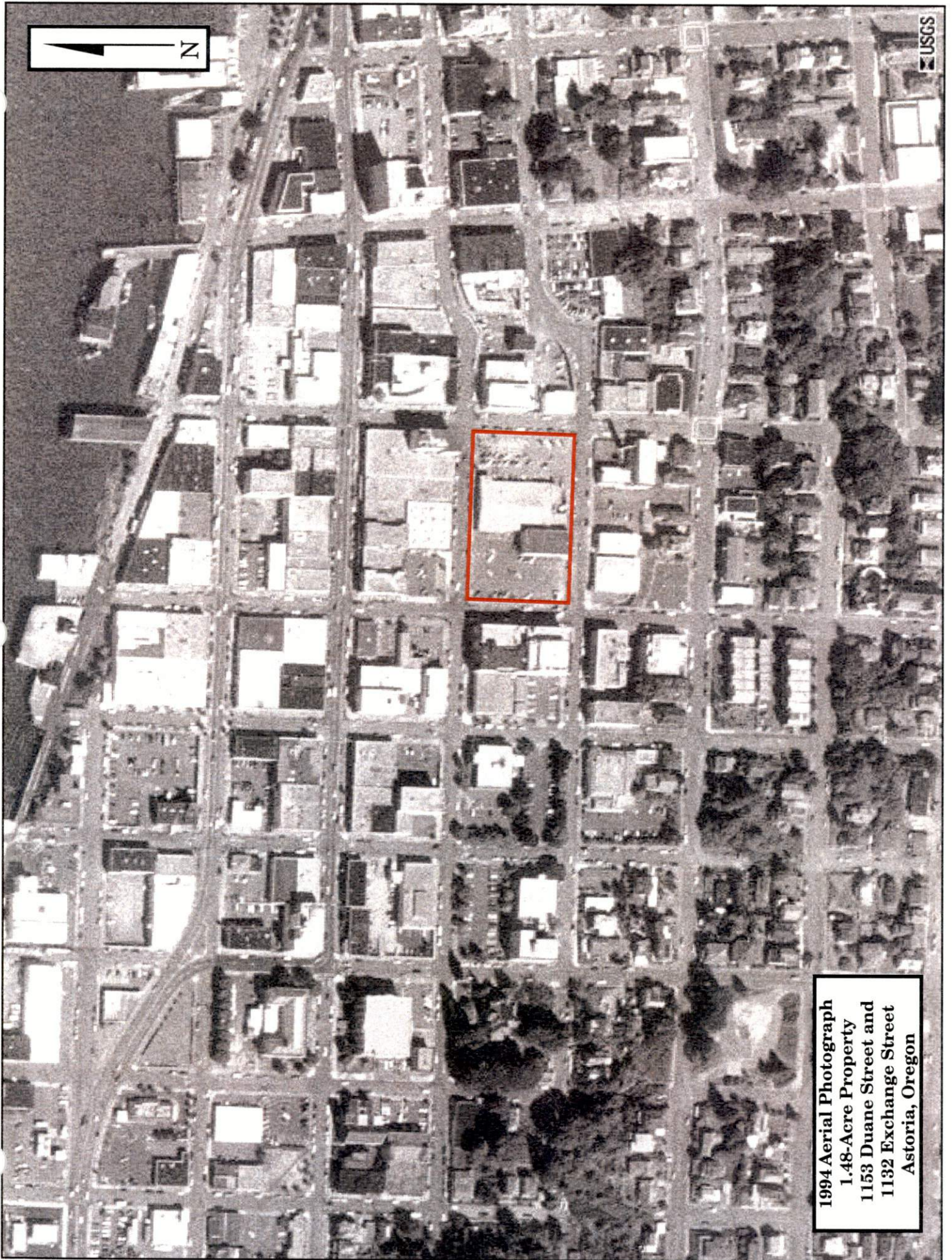


Photograph 7: View of the concrete slab with one extruding pipe, located below ground in the area to the south of the Safeway store (January 3, 2003).

**AERIAL PHOTOGRAPHS**



1939 Aerial Photograph  
1.48-Acre Property  
1153 Duane Street and  
1132 Exchange Street  
Astoria, Oregon



**1994 Aerial Photograph**  
**1.48-Acre Property**  
**1153 Duane Street and**  
**1132 Exchange Street**  
**Astoria, Oregon**