


Phase I Environmental Site Assessment  
Botts Marsh Upland Property  
Wheeler, Oregon  
ACRES Property ID: 219702

Prepared for  
Tillamook County  
EPA Brownfields Assessment Grant



September 2016

Prepared by  
**Parametrix**



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ACRES Property ID: 219702

*Prepared for*

**Tillamook County**

801 Ivy Avenue, Suite B  
Tillamook, OR 97141

**EPA Brownfields Assessment Grant**

Salmonberry Trail  
Cooperative Agreement BF-00J94201-0

*Prepared by*

**Parametrix**

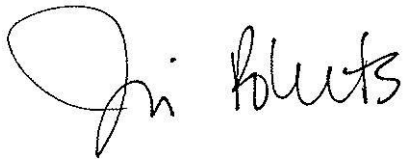
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# CITATION

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Botts Marsh Upland Property  
Wheeler, Oregon.  
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September 2016.

## CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



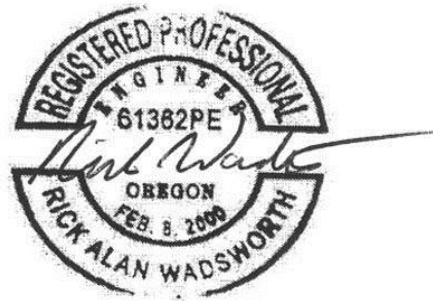
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Prepared by Jessica Roberts



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Approved by Rick Wadsworth, PE





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## EXECUTIVE SUMMARY

Parametrix, Inc. (Parametrix) was retained by Tillamook County to perform a Phase I Environmental Site Assessment (ESA) on the Botts Marsh Upland property located in Wheeler, Oregon. The Phase I ESA is being conducted as part of the Environmental Protection Agency (EPA) Brownfields Assessment Grant (Cooperative Agreement BF-00J94201-0) for the Salmonberry Trail.

Parametrix performed this Phase I ESA in general accordance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Based on the findings of this investigation, Parametrix reached the following conclusions:

1. The subject property is located at the northern end of Wheeler, Oregon. The subject property includes Tillamook County Tax Lots # 2N1002BC04600, 2N1002BC04700, 2N1002BC04800, 2N1002BB00400, and 2N1002BB00300 and encompasses an area of approximately 8.6 acres (see Figure 2). The property is currently owned by Botts Marsh LLC.
2. Based on information reviewed, the Wheeler Lumber Company or associated structures were present on the subject property from at least the 1920s through the 1950s or 1960s. However, it is not known when operations ceased. The facility was primarily a sawmill/shingle mill and consisted of several structures, including a dry kiln, planer, machine shop, conveyor line, fire pit, and other associated operations. It appears that facility operations may have extended towards and into the adjacent Nehalem River, based on the presence of remaining wood pilings in the river and former structure foundations along the river. The use and storage of chemicals, oils, or other hazardous substances used at the facility is unknown, but are presumed to have occurred in some capacity similar to other known sawmill/shingle mill facilities, which primarily use petroleum-based products (lube or cutting oils, fuel, etc.). Wood treatment operations were not identified during a review of historical information; however, the information was limited to Sanborn maps and aerial photographs and is not comprehensive. By 1970, most structures appear to have been demolished, and the majority of the property appears to have been graded at that time.
3. The property appears to have been primarily vacant for the last 40 years. However, it does appear that the southern portion of the property has been used to store miscellaneous equipment or vehicles. In addition, it appears that at least some limited use of the northern portion of the property by the public has occurred in recent years, primarily for temporary parking/access to the river or for access to the extensive blackberries on the property.
4. Adjacent properties include residential structures to the southeast, and undisturbed forested land to the east. Farmland is located to the north-northeast. No RECs were identified with adjacent properties.
5. Several adjacent or nearby sites were identified in the regulatory record databases. However, based on the information reviewed, none of the sites identified represent a REC to the subject property. It should be noted that the railroad is located immediately adjacent to the subject property and past use of the railroad to support the former sawmill/shingle mill operations is likely. Although no specific RECs were identified with the railroad, there is some potential that former railroad operations, including maintenance of the line or railcars, transport of oils or other substances, wood treated rail ties, or other typical operations has impacted environmental conditions near the railroad.

6. No RECs were identified on the subject property during the site reconnaissance. No evidence of significant use or storage of hazardous substances and/or petroleum products, indications of spills, USTs, or distressed vegetation were observed.
7. In the context of the Salmonberry Trail project, the subject property has the potential to provide an amenity to the trail or other infrastructure. Its location immediately adjacent to the Nehalem River and the proposed trail route provides an opportunity to utilize the subject property to enhance trail use or visibility.

Based upon the conclusions of this investigation of the subject property, Parametrix offers the following recommendations:

1. The presence and operation of the former lumber facility on the property is of some concern. Although the specific activities are unknown, it is likely that oils or fuels were used at the site. There is potential that these activities, as well as other associated lumber mill operations, have impacted subsurface conditions. It appears that operations may have occurred since at least the 1920s to the 1950s or 1960s. Based on the former operations on the property, a Phase II ESA is recommended to determine if past operations have impacted subsurface conditions on the subject property and to establish baseline environmental conditions.
2. The location of the subject property appears to have significant potential as an amenity to the future Salmonberry Trail in terms of access, parking, and/or establishment of greenspace or other public use facilities. In the event of a potential acquisition, a Phase II ESA should be completed to establish baseline environmental conditions as part of due diligence prior to acquisition of the property.

# 1. INTRODUCTION

On behalf of Tillamook County, Parametrix conducted a Phase I Environmental Site Assessment (ESA) on the Botts Marsh Upland property located in Wheeler, Oregon (Figure 1). The Botts Marsh Upland property (herein referred to as the *subject property*) includes approximately 8.6 acres, encompassed by Tillamook County Tax Lots # 2N1002BC-4600, 4700 and 4800, and 2N1002BB-400 and 300. The subject property is currently owned by Botts Marsh LLC.

Parametrix is conducting Phase I ESAs for selected properties near and along the proposed Salmonberry Trail as part of an Environmental Protection Agency (EPA) Brownfields Assessment Grant (Cooperative Agreement BF-00J94201-0). Tillamook County received the assessment grant in October 2014 (project period from October 2014 to September 2017) and has initiated project activities including evaluation and compilation of a brownfields site inventory and site ranking. A Hazardous Materials Corridor Study (Parametrix 2015) was primarily completed to acquire environmental data along the corridor in an effort to facilitate compilation of a brownfields site inventory list in which potential sites could be evaluated and selected for further assessment activities. The subject property described above was identified in the corridor study as one of the sites where a Phase I ESA could be conducted to evaluate environmental conditions in order to facilitate the Salmonberry Trail brownfields project.

This Phase I ESA includes a review of available documentation pertaining to the subject property, a site reconnaissance, and a review of pertinent public agency documents. The Phase I ESA consisted of two distinct tasks: (1) a review of documents and of oral information (if available), and (2) a site examination. Conclusions and recommendations within this report are based solely on observed evidence and data collected during the performance of this assessment.

## 1.1 Purpose

The Phase I ESA was conducted in general accordance with ASTM Standard E1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, which defines the generally accepted industry practices and procedures currently applicable at the time and place of this study. The Phase I ESA is intended to permit the user to satisfy the requirements to qualify for the bona fide prospective purchaser limitation under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), and as such constitutes “all appropriate inquiries in the previous ownership and uses of the property consistent with good commercial or customary practice” as defined at 42 U.S.C. §9601 (35)(B).

The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) on or near the subject property. The term *recognized environmental conditions* is defined in ASTM Standard E1527-13 as:

“...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any *release* to the *environment*; (2) under conditions indicative of a *release* to the environment; or (3) under conditions indicative of a *release* to the environment. *De minimis conditions* are not *recognized environmental conditions*.”

In accordance with ASTM Standard E1527-13, some RECs may be further defined as historical recognized environmental conditions (HRECs) or controlled recognized environmental conditions (CRECs).

An HREC is defined as:

*“...a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”*

A CREC is defined as:

*“...a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”*

This Phase I ESA endeavors to identify all RECs, HRECs, and/or CRECs at the subject property.

## 1.2 Additional Reporting Requirements for Assessment Grant Recipients

Phase I ESAs conducted with EPA Brownfields Assessment Grant funds must be completed in compliance with the All Appropriate Inquiries (AAI) Final Rule under 40 CFR Part 312. The All Appropriate Inquiries Final Rule provides that the ASTM E 1527-13 standards are consistent with the requirements of the final rule and may be used to comply with the provisions of the rule. As part of these requirements, the AAI Checklist has been completed and incorporated into this Phase I ESA Report as Appendix A.

An identification of *“significant” data gaps* (as defined in 312.10 of AAI final rule and 12.7 of ASTM E1527-13), if any, is required in the information collected for the inquiry, as well as comments regarding the significance of these data gaps. Significant data gaps include missing or unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property. The documentation of significant data gaps must include information regarding the significance of these data gaps. The data gap evaluation is included as Section 5.0.

## 1.3 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study. Parametrix’s observations are limited to those areas to which it had access on the subject property.

Phase I ESA methodology included viewing accessible areas of the subject property on foot. Unless otherwise stated, no exceptions to the guidelines presented in ASTM E1527-13 were made during completion of this Phase I ESA.

## 1.4 Limitations

The findings, conclusions, and recommendations presented in this report are based on site conditions and the best available information known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in

compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the site not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff
- Contacts and discussions with regulatory agencies and others
- Review of available hazardous substance or solid waste lists
- Opinions and judgments of Parametrix based on the information available

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the site and upon which to draw the conclusions stated in this report.

## 2. SUBJECT PROPERTY DESCRIPTION

The following sections summarize the location, characteristics, and physical setting of the subject property.

### 2.1 Location

The subject property is located in Wheeler, Oregon, and includes Tillamook County Tax Lots # 2N1002BC04600, 2N1002BC04700, 2N1002BC04800, 2N1002BB00400, and 2N1002BB00300 (Figures 1 and 2). The subject property is owned by Botts Marsh LLC.

### 2.2 Site and Vicinity Characteristics

The entire subject property includes approximately 8.6 acres. The property includes a mostly vacant dirt and gravel lot, with overgrown, un-landscaped areas. At the northern end, there is a partially paved/partially dirt and gravel road that surrounds property mostly made up of blackberries and other vegetation. The southern end is also vacant and includes a concrete slab and/or former building foundation, with an area used for storage of boats, cars and other equipment (see Figure 2).

The vicinity of the subject property is light industrial, maritime, commercial, residential, and forested land. Properties in the vicinity include marshlands to the north, a railroad and US Hwy 101 directly east, the Nehalem River to the west, commercial properties and boat piers to the south, forested land to the east-northeast, and residential properties to the southeast (Figure 2).

### 2.3 Physical Setting

The subject property is located within the North Coast Basin, which is generally composed of volcanic rocks, marine sedimentary rocks, alluvium, and a prominent dunal sand complex. The highlands on the basin's eastern border consist mainly of volcanic rocks, including basalt lava flows extruded on land and underwater. Folding and faulting uplifted submarine lavas and other volcanic rocks. These rocks are exposed in the Coast Range and in the prominent headlands along the basin's western coastline. From north to south these headlands include Tillamook Head, Cape Falcon, Cape Mears, Cape Lookout, and Cascade Head. Marine sedimentary rocks including mudstone, siltstone, sandstone, and conglomerate are major rock types present in the North Coast Basin.

Unconsolidated alluvial sediments are present as valley fill deposits and along streams in the basin. The Tillamook Valley lowlands contain terrace alluvium up to 120 feet thick. These deposits contain basalt pebbles and cobbles in a sand, silt, and clay matrix (DEQ 1997). Along the river flood plain, alluvium consisting of gravel layered with sand, silt, and clay is present in deposits up to 300 feet thick.

In the area of the subject property, which lies directly adjacent to the Nehalem River, it is expected that groundwater is very shallow (less than 10 to 15 feet). Groundwater flow is expected to be towards the west to the Nehalem River. However, oceanic tidal action of the bay can significantly influence both groundwater gradient and flow direction.

## 2.4 Current Use of the Property

Approximately half of the subject property is currently overgrown with vegetation, while the other half is a dirt and/or gravel lot periodically used for parking or storage areas. A partially-paved/partially-gravel road runs along the perimeter of the northern half of the property. Zoning for the property has been designated as CG, "Commercial General", IL "Industrial Light", and CE "Coastal Estuarine".

## 2.5 Descriptions of Improvements on the Project Area

The entire subject property includes approximately 8.6 acres. This property includes Tax Lots # 2N1002BC04600, 2N1002BC04700, 2N1002BC04800, 2N1002BB00400, and 2N1002BB00300 (see Figure 2). The subject property can be accessed by vehicle from the south and east.

The subject property is mainly gravel or dirt with some grassy areas, and is not significantly improved.

## 2.6 Environmental Liens

An environmental lien is defined by ASTM as a charge, security, or encumbrance upon title to a property to secure the payment of a cost, damage, obligation, or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products. No evidence of environmental liens was identified during review activities conducted as part of this Phase I ESA; however, a formal environmental lien search was not part of the scope. Mr. Ken Ulbricht, a partner with Botts Marsh LLC, the current property owner, indicated that the property does not have an environmental lien imposed upon it.

## 3. RECORDS REVIEW

The purpose of the records review task was to gather environmental data on the subject property prior to the site examination. The information review consisted of two subtasks: (1) a review of regulatory database-listed sites by federal and State of Oregon agencies, and (2) a compilation of historical uses of the site and site vicinity to determine if past operations pose an environmental risk to the subject property. Information for agency database review is based, in part, on a report provided by Environmental Data Resources, Inc. (EDR).

Based on the goals of the Brownfields assessment project, an EDR database search was conducted for the entirety of the Salmonberry Trail Corridor rather than for this specific subject property. The information obtained from EDR was geo-referenced and placed on the project's GIS-based WebMap, along with available historical Sanborn Maps and aerial photographs. All information was reviewed during the completion of this Phase I ESA, primarily utilizing the WebMap information and focusing on the subject property. Due to the vast amount of information contained in the EDR reports (and availability of the WebMap), they are not reproduced and included in full for this Phase I ESA report.

Relevant information from the EDR Radius Map™ Report with GeoCheck® (the EDR report) is included in Appendix B. For ease of reference, Table 1 in this Phase I ESA report includes a listing of database sites obtained from the project WebMap that were identified in the vicinity of the subject property; they are also shown on Figure 3. Historical information is based on review of the Certified Sanborn® Map Report, and historical aerial photographs, portions of which are included in Appendices C and D, respectively.

The EDR report is a summary of state and federal database searches for sites of possible environmental concern. The information review enabled Parametrix personnel to characterize the types of activities performed at the site and identify data gaps prior to the site examination, and it facilitated recognition of discrepancies between reported and observed data. Data gaps identified during the document review were addressed by interviewing knowledgeable personnel, by making observations during the site examination, or by conducting additional detailed investigation.

It should be noted that the information supplied by EDR is reported as Parametrix received it. EDR, in turn, reports information as it is provided in various government databases. It is not possible for either Parametrix or EDR to verify the accuracy or completeness of information contained in these databases. However, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence. The following sections present information from the document review.

### 3.1 Standard Environmental Record Sources

The following section summarizes information collected from database records maintained by the U.S. Environmental Protection Agency (EPA) and Oregon Department of Environmental Quality (DEQ). The information includes details on sites identified in regulatory databases within recommended ASTM search distances. A complete listing of the databases reviewed is included in the EDR report (Appendix B). Only standard and key additional databases are listed below.

#### 3.1.1 Review of Oregon Department of Environmental Quality Databases

The following sections summarize the most relevant information obtained from the EDR report regarding sites identified within the ASTM E1527-13 search radii from the following databases. Additional information regarding these sites was reviewed on DEQ's Facility Profiler database Web site

(<http://deq12.deq.state.or.us/fp20/StartPage.aspx>) to supplement data gaps in the EDR report. Relevant database listings from DEQ include the following:

- DEQ Underground Storage Tank (UST) List
- DEQ Leaking Underground Storage Tank (LUST) List
- DEQ Environmental Cleanup Site Information (ECSI) List
- DEQ Confirmed Release List (CRL)
- DEQ Brownfields List
- DEQ Dry Cleaner List
- DEQ Institutional Controls (OR INST CONTROLS)
- State landfill and/or solid waste disposal site lists

#### 3.1.1.1 DEQ Underground Storage Tank List

The DEQ UST List identifies registered USTs, which are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data were obtained from DEQ's UST List.

Information contained in the EDR report indicates that the subject property is not listed as a UST site. Two UST sites were identified within 0.125 mile of the subject property.

- The Wheeler Marina site (278 Marine Dr; EDR #20c) was identified approximately 0.1 mile from the subject property. This site lists one decommissioned tank, and the number of active tanks is not reported.
- The Ken Thompson Property site (395 Nehalem Blvd; EDR #21) is located approximately 0.1 mile from the subject property. This site lists 3 decommissioned tanks, and the number of active tanks is not reported.

Unless otherwise noted, the mere presence of a UST near a site does not, in itself, constitute a REC. UST sites which have had known releases are discussed in Section 3.1.1.2 below.

#### 3.1.1.2 DEQ Leaking Underground Storage Tank List

The LUST Incident Report contains an inventory of reported leaking UST incidents. The data were obtained from DEQ's LUST List. The subject property is not listed as a LUST site.

Two LUST sites were identified within 0.5 mile of the subject property.

- The Ken Thompson Property site (395 Nehalem Blvd; EDR #21; LUST # 29-01-0056) is located approximately 0.1 mile from the subject property. A release was reported in October 2001, and cleanup was listed as complete on November 23, 2004. Based on the location of the property and cleanup status, this sites does not appear to represent a REC to the subject property.
- The Nehalem Bay Health District HOT site (278 Rowe St; EDR #25; LUST# 29-88-0109) is located approximately 0.42 mile from the subject property. A release was reported on December 12, 1988, and a cleanup completion date was not reported. Based on the location and distance of the property from the subject property, this site does not appear to represent a REC to the subject property.

No additional LUST sites were identified in the EDR report.

### 3.1.1.3 DEQ Environmental Cleanup Site Information List

The ECSI List identifies and tracks known potentially contaminated sites within Oregon; it is the state's equivalent to the Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List. The Confirmed Release List (CRL) and Voluntary Cleanup Program (VCP) are subsets of the ECSI program and include sites which have known releases of hazardous substances.

The EDR report indicates the subject property is not included in the ECSI, CRL, or VCP lists. No ECSI, CRL, or VCP sites were identified within 0.50 mile of the subject property.

### 3.1.1.4 DEQ Brownfields List

The brownfields database lists sites of real property where expansion or redevelopment is complicated by actual or perceived environmental contamination.

The EDR report indicates that the subject property is not listed in the brownfields database. No brownfields sites were identified within one mile of the subject property.

### 3.1.1.5 DEQ Dry Cleaner List

The dry cleaner database is a listing of former or current dry cleaners in Oregon. No dry cleaner sites are identified within 0.25 mile of the subject property.

### 3.1.1.6 SPILLS Database

The SPILLS Database is a listing of oil and hazardous material spills that are reported to the DEQ's Environmental Response Program. The subject property is not listed in the SPILLS database.

## 3.1.2 Environmental Protection Agency Databases

The EPA administers several programs designed to protect the environment and monitor the generation, storage, treatment, and disposal of hazardous substances. The following sections summarize the most relevant information obtained from the EDR report regarding sites identified within ASTM E1527-05 search radii from the following databases:

- National Priorities List (NPL)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) List
- Resource Conservation and Recovery Act (RCRA)
- Corrective Action Report (CORRACTS) List
- Resource Conservation and Recovery Act Information (RCRAInfo) List
- Emergency Response Notification System (ERNS) List
- U.S. Brownfields List

### 3.1.2.1 NPL List

The NPL identifies priority hazardous waste sites for remedial actions under the EPA Superfund program. The EDR report indicates that no NPL sites are listed within 1 mile of the subject property.

### 3.1.2.2 CERCLIS List

The EPA's CERCLIS List identifies sites that may potentially pose a threat to the environment or the health of the general public. Information contained in the EDR report indicates that the subject property is not listed as a CERCLIS site. No CERCLIS sites are identified within 0.5 mile of the subject property.

The EPA also publishes the CERCLIS-NFRAP (no further remedial action planned) List, which identifies CERCLIS sites that have been designated "no further remedial action planned" and that have been removed from the CERCLIS List. No CERCLIS sites were identified within 0.5 mile of the subject property.

### 3.1.2.3 CORRACTS List

The CORRACTS List identifies hazardous waste handlers with corrective action activity. Information contained in the EDR report indicates that no CORRACTS sites are listed within 1 mile of the subject property.

### 3.1.2.4 RCRA Generators List

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by RCRA.

Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate more than 1,000 kg of hazardous waste, or more than 1 kg of acutely hazardous waste per month. Non-generators (NonGen) do not presently generate hazardous waste.

No RCRA sites were listed within 0.25 mile of the subject property.

EPA also regulates the management of hazardous waste at transportation, storage, and disposal facilities (TSDF). Information contained in the EDR report indicates the subject property is not listed as a TSDF site. No TSDF sites were identified within 0.5 mile of the subject property.

### 3.1.2.5 ERNS List

The ERNS List is a national database containing information from spill reports made to federal authorities. Information contained in the EDR report indicates that no ERNS sites are listed near the subject property.

### 3.1.2.6 U.S. Brownfields List

The EPA's U.S. Brownfields List identifies brownfield properties addressed by Cooperative Agreement Recipients or by Targeted Brownfields Assessments. The EDR report indicates the subject property is not listed as a U.S. Brownfields site. No U.S. Brownfields sites are listed within 0.5 mile of the subject property.

## 3.1.3 Other Databases

The following sections include other databases identified in the EDR report that may be relevant to assessing potential environmental liability or environmental issues at the subject property.

### 3.1.3.1 EDR Proprietary Databases

EDR has conducted research on the occurrence of historical business practices that may pose an REC to properties. The database was developed from data found in historical city directories and contains information on over 100,000 former gas stations, manufactured gas plants, and dry cleaners. Due to the nature of these businesses, the sites have the potential for soil and groundwater contamination to have occurred.

#### Aboveground Storage Tank database

The AST database contains registered aboveground storage tanks. The data comes from the list of ASTs reported to the Office of State Fire Marshal. A review of the Oregon AST list, as provided by EDR, has revealed that there are no ASTs on the subject property, but there are 2 AST sites within 0.25 mile of the subject property.

- The Darts Small Engine Sales and Service site (236 Marine Dr; EDR #20a) is located approximately 0.04 mile south of the subject property. This site is listed with having one 500- to 999-gallon gasoline AST.
- The Wheeler Marina site (278 Marine Dr; EDR #20c) is located approximately 0.07 mile south of the subject property. This site is listed with having one 500- to 999-gallon gasoline AST.

Unless otherwise noted, the mere presence of an AST near a site does not, in itself, constitute a REC.

#### EDR Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. The listings reviewed include, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, and/or service station.

A review of the EDR Historical Auto Stations list, as provided by EDR, has revealed that there are no EDR Historical Auto Stations sites within 0.25 mile of the subject property.

#### EDR Manufactured Gas List

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800s to 1950s to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the by-products of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils, and other compounds, are potentially hazardous to human health and the environment. The by-products from this process were frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

No manufactured gas sites are listed within 1 mile of the subject property.

#### EDR Historical Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories

reviewed included, but were not limited to, dry cleaners, cleaners, laundries, laundromats, cleaning/laundry businesses, wash and/or dry businesses.

One historical dry cleaners was identified within 0.25 mile of the subject property.

- The John Dun Carpet Cleaning site (195 Nehalem Blvd; EDR #20b) is located approximately 0.04 mile from the subject property. This site was only listed at this location in 1999. There is no record of any releases, and there are no reported violations; therefore this site does not represent a REC to the subject property.

### 3.1.4 Vapor Encroachment

ASTM Standard E1527-13 defines vapor migration as “the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.” The recognition of vapor migration as a possible REC may require incorporation of new types of controls and restrictions to address this contamination pathway.

The target property and adjacent sites were reviewed in an effort to determine if vapor migration has, or has the potential to have, occurred at the site, from adjacent properties. Based on the information reviewed, no sites were identified as potential RECs associated with vapor migration. In addition, no conditions on the subject property were observed that would indicate a potential vapor intrusion issue.

### 3.1.5 Orphan Site List

Orphan sites are sites for which mapping information is not detailed enough to plot the location of the site, or for which there is no known responsible party, or the responsible party is unwilling or unable to pay for cleanup. Parametrix reviewed the orphan site list and available mapping information. No orphan sites were identified within 0.25 mile of the subject property.

## 3.2 Historical Use Information

The objective of the historical use information review is to develop a history of the previous uses of the subject property and surrounding area to help identify the likelihood that past uses have led to RECs in connection with the subject property. Parametrix researched the historical land use, occupancy, and ownership of the subject property and adjacent properties to evaluate historical uses that are known to be associated with RECs. Historical records reviewed include the EDR Certified Sanborn Map Report and historical aerial photographs.

### 3.2.1 Certified Sanborn® Map Report Review

Fire insurance maps showing the vicinity of the subject property were requested in order to establish historical business operations at the subject property and adjacent properties. A Sanborn map covering the surrounding area was identified for 1921 and 1931 (see Appendix C) and observations are described below:

- 1921 A building identified as Wheeler Lumber Co Shingle Mill is located at the southern-most portion of the subject property. Directly north of the building is a Water Tank, and to the east, running parallel to shore, are railroad spurs. The Southern Pacific Railroad is located along the eastern border of the subject property, parallel to Nehalem Blvd (current US Hwy 101). In the northern portion of the property is a Steam Dry Kiln, and a

Wheeler Iron Works Blacksmith and Machine Shop. Toward the north end is a large building that shows a saw mill, and Planer on the 2<sup>nd</sup> floor. A “refuse conveyor” connects the building to a slab saw and refuse firepit to the southeast. East of the sawmill building are several rows of a lumber yard. At the very north end is Wheeler Manufacturing Company, with two buildings. One is identified as a shingle mill. A former (old & not used) dry kiln is located to the east. The rounded drive that borders the perimeter of the current subject property is clearly evident in this 1921 Sanborn map. Several residential dwellings are located to the south and southeast. The Nehalem River is located directly west.

- 1931 The entire property looks similar to conditions observed in the 1921 Sanborn map, although the Wheeler Manufacturing Company at the northern end is now referred to as Shininger Brothers.

Based on the review of Sanborn maps, the subject property appears to have been the location of a lumber and shingle mill prior to at least 1921 and through at least the 1930s. Potential RECs associated with saw mills and shingle mills, include the use of lubricating (and other) oils, burn pits, and wood treatment operations. The exact nature of operations on the subject property is unknown, but appears to have been removed for more than 50 years. Therefore, the former presence and operation of the lumber and shingle mill represents a potential REC to the subject property, but is considered low to moderate risk due to the timeframe of former operations.

### 3.2.2 The EDR Aerial Photo Decade Package Review

Historical aerial photographs of the subject property area were obtained from EDR. Aerial photographs for the years 1953, 1970, and 1994 were examined. Copies of the aerial photographs are included in Appendix D. Observations are listed below.

- 1953 This aerial photo is of poor quality, but it appears that there are buildings on the southern half of the subject property, including a conveyor belt that connects to the fire pit in the center of the property (based on the Sanborn map review). There appears to be no lumber or shingle piles on the northern end of the property, which may indicate operations have ceased by this time period. There are several boat docks located on properties to the south. The vicinity of the subject property appears to be mainly residential to the east-southeast.
- 1970 Several buildings are located at the southern end of the subject property; the rest of the property is difficult to discern due to the quality of the photo. However, it does appear as if the property has been graded. The vicinity of the subject property appears to remain similar to the 1953 photo.
- 1994 It appears that all buildings and/or structures have been removed from the subject property and the entire property has been graded. It appears similar to present day conditions. The surrounding properties appear similar to the 1970 photo.

The presence of the buildings of the former lumber company on the subject property is a potential REC. The date of which operations ceased at the subject property is unknown, but may be as early as the 1950s. No other RECs were identified during the historical aerial photograph review.

### 3.2.3 Local Agency Records

Information from local agencies was reviewed for environmental significance as described in the following section.

#### 3.2.3.1 Tillamook County Assessor

According to the Tillamook County Assessor's Office, the tax lot is approximately 8.6 acres. It includes Tax Lots # 2N1002BC04600, 2N1002BC04700, 2N1002BC04800, 2N1002BB00400, and 2N1002BB00300 in Wheeler, Oregon. The property includes a vacant gravel, dirt parking lot and driveways, as well as undeveloped land (see Figure 2). The property was previously owned by Vern Scoval, and was recently acquired by Botts Marsh LLC, in June 2016.

## 4. SITE EXAMINATION

Parametrix conducted a site examination of the subject property on July 29, 2016. The site examination consisted of observing the subject property and areas immediately surrounding the subject property, providing observations of the general environmental conditions on the subject property, and visually assessing the subject property and adjacent properties for evidence of hazardous substances and petroleum products. Photographs of the subject property and adjacent properties taken during the site walk are included in Appendix E.

### 4.1 Subject Property

The entire subject property includes approximately 8.6 acres. The southern portion of the property includes a dirt area where boats, cars, and miscellaneous equipment are stored (see Photos 1 and 2). Directly north of this area is a square concrete slab (Photo 3), with an approximately 3-foot-tall concrete wall located on the north side (Photo 4). This appears to be a building foundation of the former saw mill buildings or structures. The concrete slab is surrounded by blackberry bushes and scrubgrass. In the center of the subject property is a flat, dirt/gravel area that appears to be used intermittently by the public (Photos 5 and 6).

The northern portion of the subject property is more overgrown (primarily with blackberries), and includes a road along the perimeter that is paved on the eastern side (Photo 7), but turns into a gravel road at the northern and western sides (Photo 8). The western border of the subject property is marshland with tall grasses along the Nehalem River. Several old wooden pilings are noted in the water (Photos 9 and 10), as well as a small concrete slab (Photo 11) that are likely from the former sawmill operations. The railroad is located directly east of the subject property (Photo 12), with U.S. Highway beyond that.

No evidence of significant storage or spills of hazardous substances and/or petroleum products was observed on the subject property. No evidence of dry wells was observed on the subject property. No evidence of staining or distressed vegetation were observed on the subject property.

### 4.2 Adjacent Properties

A marina and maritime commercial business are located directly south of the subject property. Marshlands or estuary areas are located directly north of the subject property. The railroad and US Highway 101 are located to the east. A large, undeveloped, forested property is located farther east, across US Hwy 101. Residential properties are located to the southeast.

Adjacent properties were examined from public areas for the presence of environmental conditions which have the potential to impact the subject property. None of the properties in the vicinity of the subject property appear to represent RECs to the subject property.

### 4.3 Interview

An interview was conducted with a property representative to identify any potential environmental conditions and to address information data gaps during the Phase I ESA process. The interview was conducted such that the User Questionnaire (required by ASTM E1527-13) was completed verbally and documented by Parametrix.

Parametrix interviewed Mr. Ken Ulbricht (a partner in the Botts Marsh LLC) in July 2016. Mr. Ulbricht reported the following information based on his knowledge of the subject property:

- The subject property is owned by Botts Marsh, LLC. The property was purchased from Mr. Vern Scoval in June 2016.
- Mr. Ulbricht is aware that the site was a lumber mill at one point, but does not have knowledge of the timeframe or former operations.
- Mr. Ulbricht was unaware of any past ASTs or USTs present on the subject property.
- Mr. Ulbricht was unaware of any spills or hazardous chemicals stored onsite.
- To his knowledge, there have been no previous site investigations on the subject property.
- No environmental liens have been issued against the property.
- There are no drainfields, septic systems, and/or sumps on the subject property. The property is not currently connected to any City utilities.

## 5. DATA GAPS

An identification of **“significant” data gaps** (as defined in 312.10 of AAI final rule and 12.7 of ASTM E1527-05 and E1527-13), if any, is required in the information collected for the inquiry, as well as comments regarding the significance of these data gaps. Significant data gaps include missing or unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances and, as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property. The documentation of significant data gaps must include information regarding the significance of these data gaps.

No data gaps were identified during this investigation.

## 6. CONCLUSIONS

Parametrix has conducted this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E1527-13. Any exceptions to, or deletions from, the Standard Practice are described in Section 1.2 of this report. Based on the findings of this investigation, Parametrix reached the following conclusions:

1. The subject property is located at the northern end of Wheeler, Oregon. The subject property includes Tillamook County Tax Lots # 2N1002BC04600, 2N1002BC04700, 2N1002BC04800, 2N1002BB00400, and 2N1002BB00300 and encompasses an area of approximately 8.6 acres (see Figure 2). The property is currently owned by Botts Marsh LLC.
2. Based on information reviewed, the Wheeler Lumber Company or associated structures were present on the subject property from at least the 1920s through the 1950s or 1960s. However, it is not known when operations ceased. The facility was primarily a sawmill/shingle mill and consisted of several structures, including a dry kiln, planer, machine shop, conveyor line, fire pit, and other associated operations. It appears that facility operations may have extended towards and into the adjacent Nehalem River, based on the presence of remaining wood pilings in the river and former structure foundations along the river. The use and storage of chemicals, oils, or other hazardous substances used at the facility is unknown, but are presumed to have occurred in some capacity similar to other known sawmill/shingle mill facilities, which primarily use petroleum-based products (lube or cutting oils, fuel, etc.). Wood treatment operations were not identified during a review of historical information; however, the information was limited to Sanborn maps and aerial photographs and is not comprehensive. By 1970, most structures appear to have been demolished, and the majority of the property appears to have been graded at that time.
3. The property appears to have been primarily vacant for the last 40 years. However, it does appear that the southern portion of the property has been used to store miscellaneous equipment or vehicles. In addition, it appears that at least some limited use of the northern portion of the property by the public has occurred in recent years, primarily for temporary parking/access to the river or for access to the extensive blackberries on the property.
4. Adjacent properties include residential structures to the southeast, and undisturbed forested land to the east. Farmland is located to the north-northeast. No RECs were identified with adjacent properties.
5. Several adjacent or nearby sites were identified in the regulatory record databases. However, based on the information reviewed, none of the sites identified represent a REC to the subject property. It should be noted that the railroad is located immediately adjacent to the subject property and past use of the railroad to support the former sawmill/shingle mill operations is likely. Although no specific RECs were identified with the railroad, there is some potential that former railroad operations, including maintenance of the line or railcars, transport of oils or other substances, wood treated rail ties, or other typical operations has impacted environmental conditions near the railroad.
6. No RECs were identified on the subject property during the site reconnaissance. No evidence of significant use or storage of hazardous substances and/or petroleum products, indications of spills, USTs, or distressed vegetation were observed.

7. In the context of the Salmonberry Trail project, the subject property has the potential to provide an amenity to the trail or other infrastructure. Its location immediately adjacent to the Nehalem River and the proposed trail route provides an opportunity to utilize the subject property to enhance trail use or visibility.

## 7. RECOMMENDATIONS

Based upon the conclusions of this investigation of the subject property, Parametrix offers the following recommendations:

1. The presence and operation of the former lumber facility on the property is of some concern. Although the specific activities are unknown, it is likely that oils or fuels were used at the site. There is potential that these activities, as well as other associated lumber mill operations, have impacted subsurface conditions. It appears that operations may have occurred since at least the 1920s to the 1950s or 1960s. Based on the former operations on the property, a Phase II ESA is recommended to determine if past operations have impacted subsurface conditions on the subject property and to establish baseline environmental conditions.
2. The location of the subject property appears to have significant potential as an amenity to the future Salmonberry Trail in terms of access, parking, and/or establishment of greenspace or other public use facilities. In the event of a potential acquisition, a Phase II ESA should be completed to establish baseline environmental conditions as part of due diligence prior to acquisition of the property.

## 8. REFERENCES

DEQ (Oregon State Department of Environmental Quality). 2004. Groundwater Quality Report for the North Coast Basin. October 2004.

DEQ. Oregon DEQ Facility Profiler 2.0. Available at <http://deq12.deq.state.or.us/fp20/StartPage.aspx>. Accessed on July 14, 2016.

EDR (Environmental Data Resources). 2015. The EDR Aerial Photo Decade Package, Salmonberry Trail, Tillamook, Oregon, Inquiry Number 4219845.5s. March 03, 2015.

EDR. 2015. The EDR Radius Map™ Report with GeoCheck®, Salmonberry Trail, Tillamook, Oregon, Inquiry Number 4219845.5s. March 03, 2015.

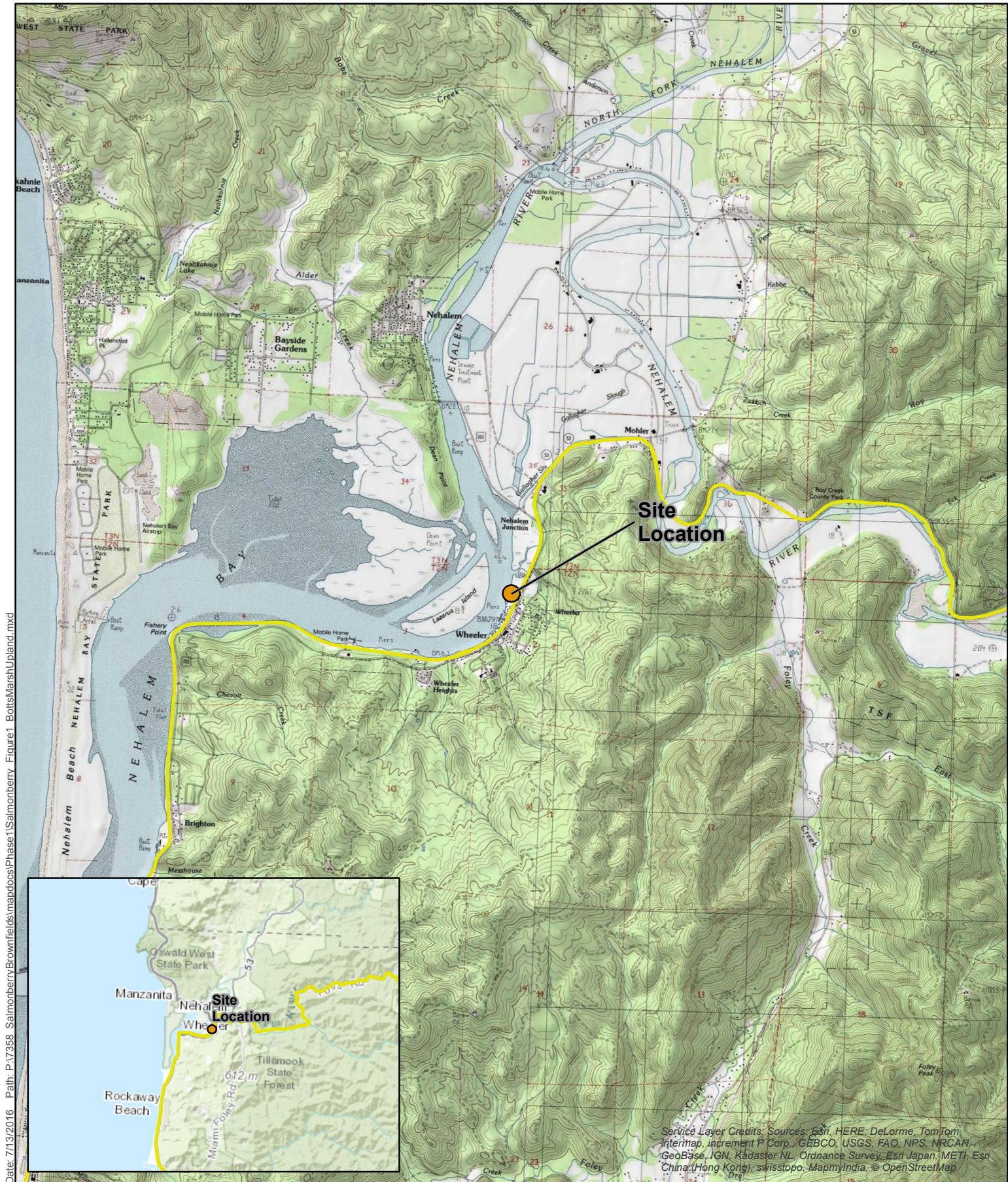
EDR. 2015. Certified Sanborn® Map Report, Salmonberry Trail, Tillamook, Oregon, Inquiry Number 421984.1. March 04, 2015.

Parametrix. 2015. Salmonberry Trail EPA Brownfields Assessment Grant Hazardous Materials Corridor Study. June 11, 2015.

## Figures









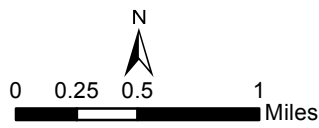
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Service Layer Credits: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap

**Parametrix**

-  Site Location
-  Trail Alignment

**Figure 1: Botts Marsh Upland**  
Vicinity Map  
Tillamook County, OR

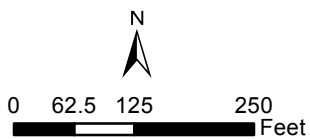


Salmonberry Trail



Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, Swisstopo, and the GIS User Community

**Parametrix**

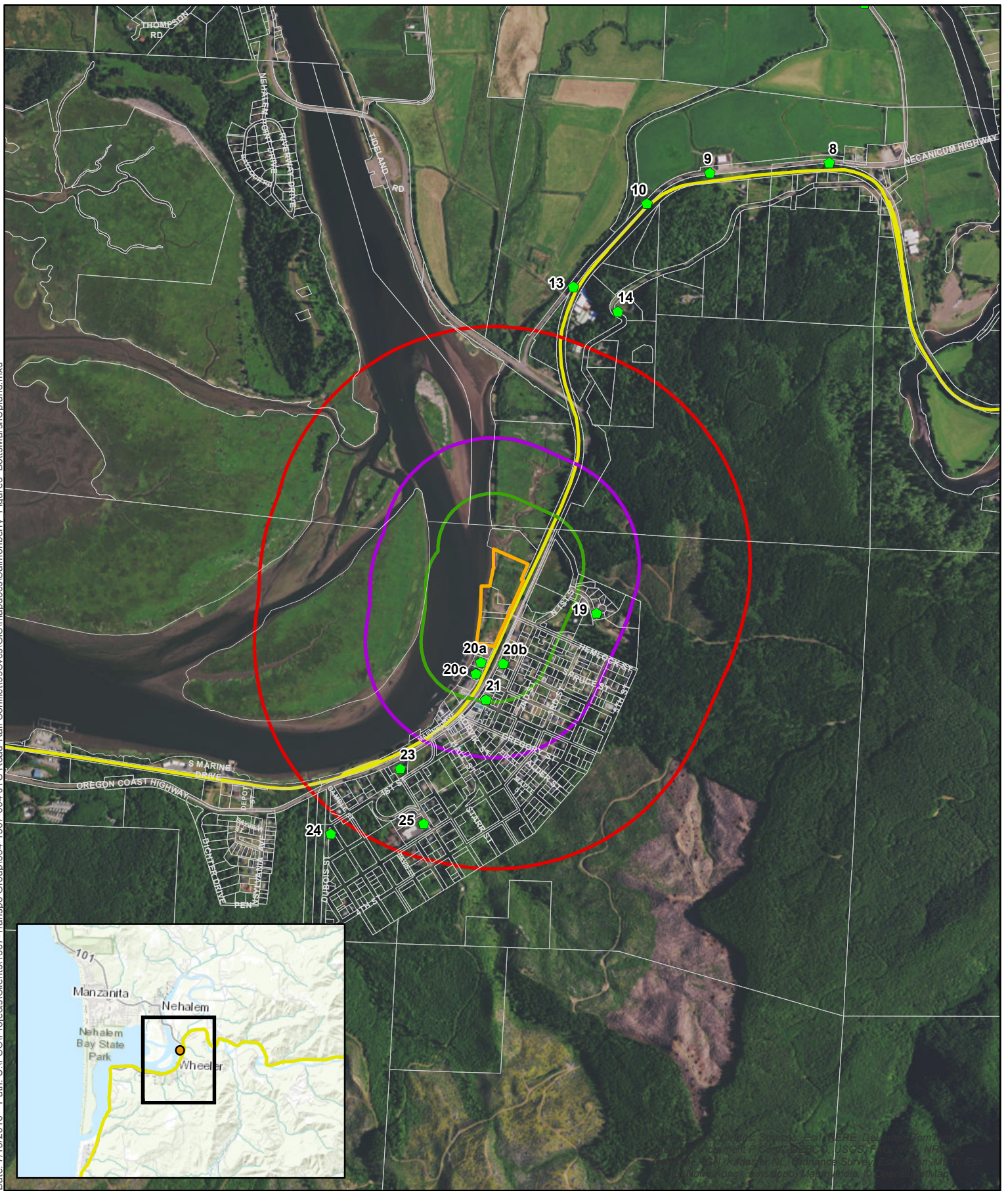


- Site Location
- Parcel

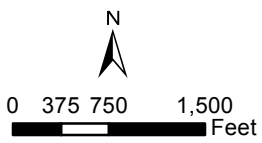
**Figure 2: Botts Marsh Upland**  
Site Map  
Tillamook County, OR

Salmonberry Trail

Date: 7/13/2016 Path: U:\PSO\Projects\Clients\1567-Transpo Group\554-1567-004-JTC\_Road-Rail\_Conflict\99Svcs\GIS\mapdocs\Salmonberry\_Figure3\_BottsMarshUpland.mxd



**Parametrix**



- |                          |                                    |
|--------------------------|------------------------------------|
| Regulatory Database Site | <b>Distance from Site Location</b> |
| Trail Alignment          | 1/8 Mile                           |
| Site Location            | 1/4 Mile                           |
| Parcel                   | 1/2 Mile                           |

**Figure 3: Botts Marsh Upland Database Sites Tillamook County, OR**  
Salmonberry Trail



Tables





Table 1: Database Sites and Distance from the Botts Marsh property (Taxlots # 2N1002BC04600, 2N1002BC04700, 2N1002BC04800, 2N1002BB00400, and 2N1002BB00300)

EDR ID	Site Name	Site Location	Database	Miles from Site
20a	Darts Small Engine Sales & Svc	236 Marine Dr, Wheeler, Or 97147	HSIS, AST	0.04
20b	<Null>	195 Nehalem Blvd, Wheeler, Or 97147	EDR DRY CLEANERS	0.04
20c	Wheeler Marina	278 Marine Dr, Wheeler, Or 97147	HSIS, UST, AST	0.07
	21 Ken Thompson Property	395 Nehalem Blvd, Wheeler, Or 97147	FINDS, LUST, UST	0.12
	19 Peters Residence	207 Ridgeview Court, Wheeler, Or 97147	FINDS, NPDES	0.18
	23 Wheeler Motel	985 Nehalem Blvd, Wheeler, Or 97147	UST	0.33
	25 Heating Oil Tank	278 Rowe Street, Wheeler, Or 97147	HAZMAT, LUST, UST	0.42



# Appendix A

## All Appropriate Inquiries (AAI) Checklist







# All Appropriate Inquiries Rule: Reporting Requirements Checklist for Assessment Grant Recipients

## WHAT IS “ALL APPROPRIATE INQUIRIES”?

“All appropriate inquiries,” or AAI, is a process of evaluating a property’s environmental conditions and assessing the likelihood of any contamination. Every Phase I assessment conducted with EPA Brownfields Assessment Grant funds **must** be conducted in compliance with the All Appropriate Inquiries Final Rule at 40 CFR Part 312. The All Appropriate Inquiries Final Rule provides that the ASTM E1527-05 standard is consistent with the requirements of the final rule and may be used to comply with the provisions of the rule. In addition, all appropriate inquiries must be conducted in compliance with the Final Rule or the ASTM standard to obtain certain protections from liability under the federal Comprehensive Environmental Response, Compensation and Liability Act (CERCLA, aka Superfund).

## WHAT ARE THE DOCUMENTATION REQUIREMENTS FOR ALL APPROPRIATE INQUIRIES?

The final rule requires that the results of an AAI investigation be documented in a written report. The specific reporting requirements for all appropriate inquiries are provided in 40 CFR §312.21 (*Results of Inquiry by an Environmental Professional*) and §312.31 of the final rule and in §12 of ASTM E1527-05. All AAI final reports **must**, at a minimum include the following:

1. An **opinion** as to whether the inquiry identified conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.
2. An identification of “**significant**” **data gaps** (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-05), if any, in the information collected for the inquiry. Significant data gaps include missing or unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property. The documentation of significant data gaps must include information regarding the significance of these data gaps.
3. **Qualifications and signature** of the environmental professional(s). The environmental professional must place the following statements in the document and sign the document:
  - “[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental Professional as defined in §312.10 of this part.”
  - “[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.”

**Note: Please use either “I” or “We.”**
4. In compliance with §312.31(b) of the AAI final rule and §12.6.1 of ASTM E1527-05, the environmental professional must include in the final report an **opinion regarding additional appropriate investigation**, if the environmental professional has such an opinion.

For each Phase I Environmental Site Assessment, or AAI, conducted using EPA Brownfields Grant monies, the grantee must complete, sign, date, and submit the following check list with any AAI reports submitted to EPA.

Also see U.S. EPA’s website at [www.epa.gov/brownfields](http://www.epa.gov/brownfields) for additional information.

**Checklist for Phase I Site Assessments Conducted using EPA Brownfields  
Assessment Grant Funds**

**Contact Information**

Grantee Name: Tillamook County

Grant Number: BF-00J94201-0

ACRES Property ID: 219702

Program Manager Name: Marlene Putnam  
(Point of Contact)

Contact Phone Number: 503-842-3922

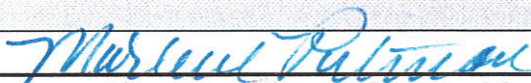
Name / Address of Property Assessed: Botts Marsh Upland

**Checklist**

Please indicate that each of the following All Appropriate Inquiries documentation requirements were met for the Phase I assessment conducted at the above listed property:

- An *opinion* as to whether the inquiry has identified conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.
- An identification of "*significant*" *data gaps* (as defined in §312.10 of AAI final rule and §12.7 of ASTM E1527-05), if any, in the information collected for the inquiry, as well as comments regarding the significance of these data gaps. Significant data gaps including missing and unattainable information that affects the ability of the environmental professional to identify conditions indicative of releases or threatened releases of hazardous substances, and as applicable, pollutants and contaminants, petroleum or petroleum products, or controlled substances, on, at, in, or to the subject property.
- Qualifications and signature** of the environmental professional(s). The environmental professional must place the following statements in the document and sign the document:
  - "[I, We] declare that, to the best of [my, our] professional knowledge and belief, [I, we] meet the definition of Environmental Professional as defined in §312.10 of this part."
  - "[I, We] have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. [I, We] have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

**Note: Please use either "I" or "We."**
- In compliance with §312.31(b) of the AAI final rule and §12.6.1 of ASTM E1527-05, the environmental professional must include in the final report an *opinion regarding additional appropriate investigation*, if the environmental professional has such an opinion.



Signature of Grantee Program Manager

9-8-16

Date

# Appendix B

EDR Report







**Salmonberry Trail**

Tillamook, OR

Inquiry Number: 4219845.5s

March 03, 2015

**EDR DataMap™ Environmental Atlas™**

***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

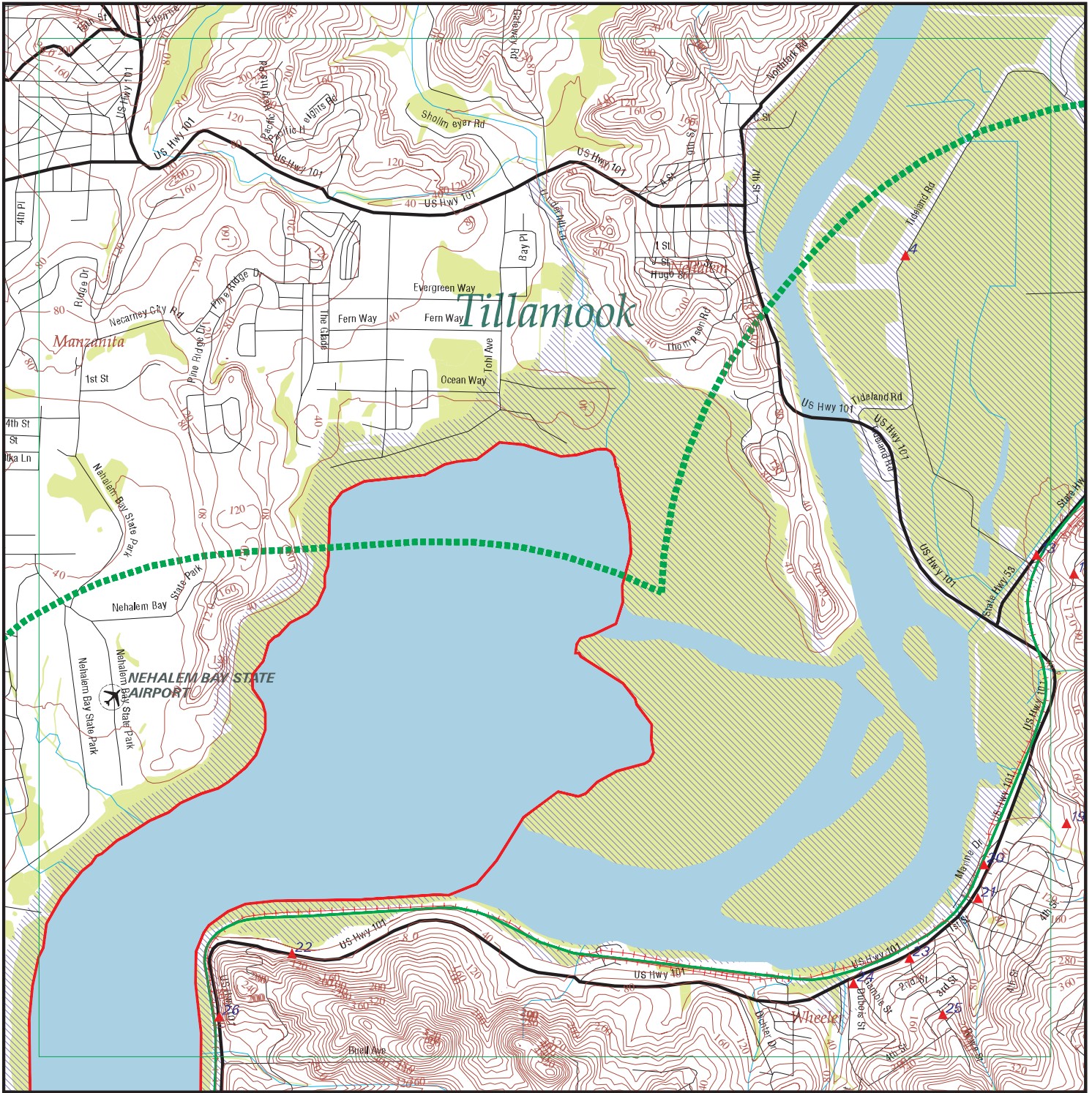
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# Focus Map 14

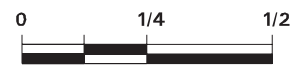


EDR DataMap® - Environmental Atlas

## Salmonberry Trail

### Legend

- |                             |                    |                         |                 |                     |
|-----------------------------|--------------------|-------------------------|-----------------|---------------------|
| Roads                       | Waterways          | Pipelines               | Water           | Listed Sites        |
| Major Roads                 | Railroads          | Fault Lines             | Superfund Sites | Sensitive Receptors |
| Contour Lines               | Study Boundary     | Federal DOD Sites       |                 |                     |
| National Wetlands Inventory | 100-Yr Flood Zones | Indian Reservations BIA |                 |                     |



Scale in Miles

FOCUS MAP 14 SUMMARY

<u>Database</u>	<u>Total Plotted</u>
<b><u>FEDERAL RECORDS</u></b>	
NPL	0
Proposed NPL	0
Delisted NPL	0
NPL LIENS	0
CERCLIS	0
CERC-NFRAP	0
LIENS 2	0
CORRACTS	0
RCRA-TSDF	0
RCRA-LQG	0
RCRA-SQG	0
RCRA-CESQG	0
RCRA NonGen / NLR	0
US ENG CONTROLS	0
US INST CONTROL	0
ERNS	0
HMIRS	0
DOT OPS	0
US CDL	0
US BROWNFIELDS	0
DOD	0
FUDS	0
LUCIS	0
CONSENT	0
ROD	0
UMTRA	0
DEBRIS REGION 9	0
ODI	0
US MINES	0
TRIS	0
TSCA	0
FTTS	0
HIST FTTS	0
SSTS	0
ICIS	0
PADS	0
MLTS	0
RADINFO	0
FINDS	5
RAATS	0
RMP	0
US AIRS	0
US FIN ASSUR	0
EPA WATCH LIST	0
PRP	0
2020 COR ACTION	0
COAL ASH DOE	0
FEMA UST	0

FOCUS MAP 14 SUMMARY

<u>Database</u>	<u>Total Plotted</u>
COAL ASH EPA	0
SCRD DRYCLEANERS	0
US HIST CDL	0
LEAD SMELTERS	0
FEDERAL FACILITY	0
PCB TRANSFORMER	0
 <b><u>STATE AND LOCAL RECORDS</u></b>	
ECSI	0
CRL	0
SWF/LF	0
UIC	0
SWRCY	0
HIST LF	0
LUST	4
AOCONCERN	0
UST	5
AST	3
MANIFEST	0
SPILLS	0
OR HAZMAT	1
ENG CONTROLS	0
INST CONTROL	0
VCP	0
DRYCLEANERS	0
BROWNFIELDS	0
CDL	0
NPDES	3
AIRS	0
HSIS	5
COAL ASH	0
 <b><u>TRIBAL RECORDS</u></b>	
INDIAN RESERV	0
INDIAN ODI	0
INDIAN LUST	0
INDIAN UST	0
INDIAN VCP	0
 <b><u>EDR PROPRIETARY RECORDS</u></b>	
EDR MGP	0
EDR US Hist Auto Stat	0
EDR US Hist Cleaners	1
RGA LUST	0
RGA HWS	0
RGA LF	0

NOTES:

Sites may be listed in more than one database

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
4	<b>NEHALEM BAY STP</b> <b>14000 TIDELAND ROAD</b> <b>NEHALEM, OR 97131</b>	<b>AST</b> <b>NPDES</b> <b>HSIS</b>	<b>S105744971</b> <b>N/A</b>
	<b>AST:</b> Facility Id: 023992 Hazardous Substance: DIESEL FUEL Reporting Quantities: 1,000-4,999 Quantity Units: GALLONS Physical State: LIQUID Storage 1: ABOVEGROUND TANK		
	<b>NPDES:</b> WQ File Nbr: 61787 Legal Name: NEHALEM BAY WASTEWATER AGENCY Region: NWR Pri SIC: 4952 Facility Type: SEWERAGE SYSTEMS Latitude: 45.715 Longitude: -123.8869 Category: DOM Permit Type: NPDES-DOM-Db Permit Active: True Is Active?: Not reported Permit Description: Sewage - less than 1 MGD with discharging lagoons Expiration Date: 11/30/2016 EPA Number: OR0023370 UIC Facility: False Admin Agent: NW Region Office Last Action Date: 12/28/2011 Permit Writer: Cole Compliance Inspector: Bailey DMR Reviewer: Bailey Application Number: 966778 Class: MINOR Start Date: 12/19/1997		
	WQ File Nbr: 61787 Legal Name: NEHALEM BAY WASTEWATER AGENCY Region: Not reported Pri SIC: 4952 Facility Type: Not reported Latitude: Not reported Longitude: Not reported Category: Not reported Permit Type: NPDES-DOM-D Permit Active: Not reported Is Active?: FALSE Permit Description: Not reported Expiration Date: Not reported EPA Number: Not reported UIC Facility: Not reported Admin Agent: Not reported Last Action Date: Not reported Permit Writer: Not reported Compliance Inspector: Not reported DMR Reviewer: Not reported Application Number: Not reported Class: Not reported		

MAP FINDINGS  
FOCUS MAP 14

Map ID      Site      Database(s)      EPA ID Number

**NEHALEM BAY STP (Continued)**

**S105744971**

Start Date:                      Not reported

WQ File Nbr:                    61787

Legal Name:                    NEHALEM BAY WASTEWATER AGENCY

Region:                         Not reported

Pri SIC:                         4952

Facility Type:                 Not reported

Latitude:                       Not reported

Longitude:                      Not reported

Category:                       Not reported

Permit Type:                  NPDES-DOM-Db

Permit Active:                 Not reported

Is Active?:                     FALSE

Permit Description:            Not reported

Expiration Date:               Not reported

EPA Number:                   Not reported

UIC Facility:                   Not reported

Admin Agent:                  Not reported

Last Action Date:              Not reported

Permit Writer:                 Not reported

Compliance Inspector:       Not reported

DMR Reviewer:                Not reported

Application Number:          Not reported

Class:                          Not reported

Start Date:                      Not reported

**HSIS:**

Facility Id:                      023992

Chemical Is Extremely Hazardous Substance (EHS):    Yes

Department Or Division Of Company:                 TREATMENT PLANT

Facility Has Written Emergency Plan:                 No

Contains 112R:                 No

NAICS Code 1:                  221320

NAICS Desc 1:                  SEWAGE TREATMENT FACILITIES

NAICS Code 2:                  000000

NAICS Desc 2:                 Not reported

Manager Name:                 BRUCE HALVERSON

Business Phone:                5033685125

Mailing Address:                PO BOX 219

Mailing City,St,Zip:            NEHALEM, OR 97131

No. of Employees:               4

Day Phone:                      5033685125

Placard:                         No

Fire Dept Code:                0561

Sprinkler System:               No

Emergency Contact:            BRUCE HALVERSON

Emergency Procedure:          Not reported

Business Type:                 PUBLIC MUNICIPALITY

**Facility:**

Facility Id:                      023992

Physical State Of The Substance:                    2

Physical State:                   LIQUID

Average Amount Possessed During The Year Code:    11

Maximum Amount Possessed During The Year Code:    20

Applicable Unit Of Measure Code:                    2

Description Of The Unit Of Measure:                 GALLONS

MAP FINDINGS  
FOCUS MAP 14

Map ID Site Database(s) EPA ID Number

**NEHALEM BAY STP (Continued)**

**S105744971**

Type Code:	A
Description:	ABOVEGROUND TANK
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	1,000-4,999
Description Of The Avg Qnty Code:	500-999
Most Hazardous Ingridient:	PETROLEUM MID-DISTILLATES
United Nations/north America 4 Digit Class Number:	1993
Hazard Rank:	2
EHS Ingredient:	NONE LISTED ON MSDS
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Flammable and Combustible Liquid
Second Hazardous Class Code For Chemical:	Acute Health Hazard
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	3.0
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	Not reported
Chemical:	
United Nations/north America 4 Digit Class Number:	1993
Chemical Abstract Service Identifier Number:	68476346
Chemical Is Extremely Hazardous Substance (EHS):	No
First Hazardous Class Code For Chemical:	Flammable and Combustible Liquid
Second Hazardous Class Code For Chemical:	Acute Health Hazard
Third Hazardous Class Code For Chemical:	Not reported
Hazard Class 1 Of The Chemical:	3.0
Hazard Class 2 Of The Chemical:	6.3
Hazard Class 3 Of The Chemical:	Not reported
Chemical Is A Toxic 313 Chemical:	No
EPA Pesticide Registration Number:	Not reported
Contains 112R:	No
Contains EHS:	No
Fertilizer:	No
Pesticide:	No
Contains 313:	No

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
4	<p><b>NEHALEM BAY WASTEWATER AGENCY</b>  <b>14000 TIDELAND ROAD</b>  <b>NEHALEM, OR 97131</b></p> <p>FINDS:</p> <p>Registry ID: 110006696352</p> <p>Environmental Interest/Information System  OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.</p> <p>OSHA ESTABLISHMENT</p> <p>US National Pollutant Discharge Elimination System (NPDES) module of the Compliance Information System (ICIS) tracks surface water permits issued under the Clean Water Act. Under NPDES, all facilities that discharge pollutants from any point source into waters of the United States are required to obtain a permit. The permit will likely contain limits on what can be discharged, impose monitoring and reporting requirements, and include other provisions to ensure that the discharge does not adversely affect water quality.</p>	FINDS	1004580232 N/A
13	<p><b>MOHLER CO-OP</b>  <b>34890 HIGHWAY 53</b>  <b>NEHALEM, OR 97131</b></p> <p>FINDS:</p> <p>Registry ID: 110037787197</p> <p>Environmental Interest/Information System  OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.</p>	FINDS	1011953953 N/A
13	<p><b>MOHLER CO-OP</b>  <b>34890 HIGHWAY 53</b>  <b>NEHALEM, OR 97131</b></p> <p>LUST:</p> <p>Region: North Western Region  Facility ID: 29-90-0035  Cleanup Received Date: 01/26/1990  Cleanup Start Date: 01/26/1990  <b>Cleanup Complete Date: 12/17/2002</b></p> <p>UST:  Facility ID: 5820</p>	LUST UST	U004014944 N/A

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
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**MOHLER CO-OP (Continued)**

**U004014944**

Facility Telephone: (503) 368-5791  
 Permittee Name: BLAINE HUFFMAN, MANAGER  
 Number of Permitted Tanks: Not reported  
 Active Tanks: Not reported  
 Decommissioned Tanks: 2  
 Number of Tanks: 2

14

**SOUTHFORK DAIRY  
16355 OLD MOHLER RD  
NEHALEM, OR 97131**

**NPDES S110647314  
N/A**

NPDES:

WQ File Nbr: 120275  
 Legal Name: SOUTHFORK DAIRY  
 Region: NWR  
 Pri SIC: 241  
 Facility Type: DAIRY FARMS  
 Latitude: 45.7056  
 Longitude: -123.8625  
 Category: IND  
 Permit Type: GEN08(ODA)  
 Permit Active: True  
 Is Active?: Not reported  
 Permit Description: Agricultural Wastewater; animal feed lots (CAFO)  
 Expiration Date: 12/31/2015  
 EPA Number: ORG010058  
 UIC Facility: False  
 Admin Agent: Oregon Dept of Agriculture  
 Last Action Date: 09/23/2003  
 Permit Writer: Not reported  
 Compliance Inspector: ODA, Oregon Department of Agriculture  
 DMR Reviewer: Not reported  
 Application Number: 969535  
 Class: N/A  
 Start Date: 09/23/2003

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**SOUTHFORK DAIRY  
16355 OLD MOHLER RD  
NEHALEM, OR 97131**

**FINDS 1014828091  
N/A**

FINDS:

Registry ID: 110042141465

Environmental Interest/Information System

OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
19	<b>PETERS RESIDENCE 207 RIDGEVIEW COURT WHEELER, OR</b>	<b>NPDES</b>	<b>S109843833 N/A</b>
	NPDES: WQ File Nbr: 118814 Legal Name: PETERS, JAMES L. Region: Not reported Pri SIC: 1522 Facility Type: Not reported Latitude: Not reported Longitude: Not reported Category: Not reported Permit Type: GEN12C Permit Active: Not reported Is Active?: FALSE Permit Description: Not reported Expiration Date: Not reported EPA Number: Not reported UIC Facility: Not reported Admin Agent: Not reported Last Action Date: Not reported Permit Writer: Not reported Compliance Inspector: Not reported DMR Reviewer: Not reported Application Number: Not reported Class: Not reported Start Date: Not reported		
19	<b>PETERS RESIDENCE 207 RIDGEVIEW COURT WHEELER, OR 97147</b>	<b>FINDS</b>	<b>1014827378 N/A</b>
	FINDS:  Registry ID: 110042137461  Environmental Interest/Information System OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.		
20	<b>DARTS SMALL ENGINE SALES &amp; SVC 236 MARINE DR WHEELER, OR 97147</b>	<b>AST HSIS</b>	<b>S104047447 N/A</b>
	AST: Facility Id: 051923 Hazardous Substance: GASOLINE Reporting Quantities: 500-999 Quantity Units: GALLONS Physical State: LIQUID Storage 1: ABOVEGROUND TANK		

MAP FINDINGS  
FOCUS MAP 14

Map ID Site Database(s) EPA ID Number

**DARTS SMALL ENGINE SALES & SVC (Continued)**

**S104047447**

HSIS:

Facility Id: 051923  
 Chemical Is Extremely Hazardous Substance (EHS): No  
 Department Or Division Of Company: Not reported  
 Facility Has Written Emergency Plan: No  
 Contains 112R: No  
 NAICS Code 1: 811411  
 NAICS Desc 1: HOME AND GARDEN EQUIPMENT REPAIR AND MAINTENANCE  
 NAICS Code 2: 811490  
 NAICS Desc 2: OTHER PERSONAL AND HOUSEHOLD GOODS REPAIR AND MAINTENANCE  
 Manager Name: Not reported  
 Business Phone: 5033686519  
 Mailing Address: PO BOX 26  
 Mailing City,St,Zip: WHEELER, OR 97147  
 No. of Employees: 0  
 Day Phone: 5033686519  
 Placard: No  
 Fire Dept Code: 0561  
 Sprinkler System: No  
 Emergency Contact: Not reported  
 Emergency Procedure: Not reported  
 Business Type: SMALL ENGINE REPAIR

Facility:

Facility Id: 051923  
 Physical State Of The Substance: 2  
 Physical State: LIQUID  
 Average Amount Possessed During The Year Code: 10  
 Maximum Amount Possessed During The Year Code: 11  
 Applicable Unit Of Measure Code: 2  
 Description Of The Unit Of Measure: GALLONS  
 Type Code: A  
 Description: ABOVEGROUND TANK  
 Type Code: Not reported  
 Temperature Description: Not reported  
 Pressure of Code: 1  
 Pressure Description: NORMAL PRESSURE  
 Pressure of Code: Not reported  
 Pressure Description: Not reported  
 Temperature Description: NORMAL TEMPERATURE  
 Temperature of The Hazardous Substance Code: 4  
 Temperature Description: Not reported  
 Temperature of The Hazardous Substance Code: Not reported  
 Days Hazardous Substance On Site During Year: 365  
 Is The Substance Protected A Trade Secret: False  
 Description Of The Max Qnty Code: 500-999  
 Description Of The Avg Qnty Code: 200-499  
 Most Hazardous Ingredient: PETROLEUM DISTILLATES  
 United Nations/north America 4 Digit Class Number: 1203  
 Hazard Rank: 2  
 EHS Ingredient: NONE LISTED ON MSDS  
 Substance Pure: False  
 Substance Mix: True  
 First Hazardous Class Code For Chemical: Flammable and Combustible Liquid  
 Second Hazardous Class Code For Chemical: Acute Health Hazard  
 Third Hazardous Class Code For Chemical: Chronic Health Hazard  
 Hazard Class 1 Of The Chemical: 3.0

MAP FINDINGS  
FOCUS MAP 14

Map ID Site Database(s) EPA ID Number

**DARTS SMALL ENGINE SALES & SVC (Continued)**

**S104047447**

Hazard Class 2 Of The Chemical: 6.3  
 Hazard Class 3 Of The Chemical: 6.4  
 Chemical:  
 United Nations/north America 4 Digit Class Number: 1203  
 Chemical Abstract Service Identifier Number: 8006619  
 Chemical Is Extremely Hazardous Substance (EHS): No  
 First Hazardous Class Code For Chemical: Flammable and Combustible Liquid  
 Second Hazardous Class Code For Chemical: Acute Health Hazard  
 Third Hazardous Class Code For Chemical: Chronic Health Hazard  
 Hazard Class 1 Of The Chemical: 3.0  
 Hazard Class 2 Of The Chemical: 6.3  
 Hazard Class 3 Of The Chemical: 6.4  
 Chemical Is A Toxic 313 Chemical: No  
 EPA Pesticide Registration Number: Not reported  
 Contains 112R: Yes  
 Contains EHS: No  
 Fertilizer: No  
 Pesticide: No  
 Contains 313: Yes

**20 WHEELER MARINA  
278 MARINE DR  
WHEELER, OR 97147**

**UST U000432041  
AST N/A  
HSIS**

UST:  
 Facility ID: 9893  
 Facility Telephone: (503)368-5780  
 Permittee Name: JAMES W NEILSON, OWNER  
 Number of Permitted Tanks: Not reported  
 Active Tanks: Not reported  
 Decommissioned Tanks: 1  
 Number of Tanks: 1

AST:  
 Facility Id: 048111  
 Hazardous Substance: GASOLINE  
 Reporting Quantities: 500-999  
 Quantity Units: GALLONS  
 Physical State: LIQUID  
 Storage 1: ABOVEGROUND TANK

HSIS:  
 Facility Id: 048111  
 Chemical Is Extremely Hazardous Substance (EHS): No  
 Department Or Division Of Company: Not reported  
 Facility Has Written Emergency Plan: No  
 Contains 112R: No  
 NAICS Code 1: 447110  
 NAICS Desc 1: GASOLINE STATIONS WITH CONVENIENCE STORES  
 NAICS Code 2: 000000  
 NAICS Desc 2: Not reported  
 Manager Name: JAMES NEILSON  
 Business Phone: 5033685780  
 Mailing Address: PO BOX 72

MAP FINDINGS  
FOCUS MAP 14

Map ID Site Database(s) EPA ID Number

**WHEELER MARINA (Continued)**

**U000432041**

Mailing City,St,Zip: WHEELER, OR 97147  
 No. of Employees: 1  
 Day Phone: 5033685780  
 Placard: Yes  
 Fire Dept Code: 0252  
 Sprinkler System: No  
 Emergency Contact: JAMES NEILSON  
 Emergency Procedure: Not reported  
 Business Type: GAS STATION

Facility:

Facility Id: 048111  
 Physical State Of The Substance: 2  
 Physical State: LIQUID  
 Average Amount Possessed During The Year Code: 10  
 Maximum Amount Possessed During The Year Code: 11  
 Applicable Unit Of Measure Code: 2  
 Description Of The Unit Of Measure: GALLONS  
 Type Code: A  
 Description: ABOVEGROUND TANK  
 Type Code: Not reported  
 Temperature Description: Not reported  
 Pressure of Code: 1  
 Pressure Description: NORMAL PRESSURE  
 Pressure of Code: Not reported  
 Pressure Description: Not reported  
 Temperature Description: NORMAL TEMPERATURE  
 Temperature of The Hazardous Substance Code: 4  
 Temperature Description: Not reported  
 Temperature of The Hazardous Substance Code: Not reported  
 Days Hazardous Substance On Site During Year: 365  
 Is The Substance Protected A Trade Secret: False  
 Description Of The Max Qnty Code: 500-999  
 Description Of The Avg Qnty Code: 200-499  
 Most Hazardous Ingridient: PETROLEUM DISTILLATES  
 United Nations/north America 4 Digit Class Number: 1203  
 Hazard Rank: 2  
 EHS Ingredient: NONE LISTED ON MSDS  
 Substance Pure: False  
 Substance Mix: True  
 First Hazardous Class Code For Chemical: Flammable and Combustible Liquid  
 Second Hazardous Class Code For Chemical: Acute Health Hazard  
 Third Hazardous Class Code For Chemical: Chronic Health Hazard  
 Hazard Class 1 Of The Chemical: 3.0  
 Hazard Class 2 Of The Chemical: 6.3  
 Hazard Class 3 Of The Chemical: 6.4

Chemical:

United Nations/north America 4 Digit Class Number: 1203  
 Chemical Abstract Service Identifier Number: 8006619  
 Chemical Is Extremely Hazardous Substance (EHS): No  
 First Hazardous Class Code For Chemical: Flammable and Combustible Liquid  
 Second Hazardous Class Code For Chemical: Acute Health Hazard  
 Third Hazardous Class Code For Chemical: Chronic Health Hazard  
 Hazard Class 1 Of The Chemical: 3.0  
 Hazard Class 2 Of The Chemical: 6.3  
 Hazard Class 3 Of The Chemical: 6.4  
 Chemical Is A Toxic 313 Chemical: No

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
	<b>WHEELER MARINA (Continued)</b>		<b>U000432041</b>
	EPA Pesticide Registration Number: Not reported		
	Contains 112R: Yes		
	Contains EHS: No		
	Fertilizer: No		
	Pesticide: No		
	Contains 313: Yes		
<b>20</b>	<b>195 NEHALEM BLVD WHEELER, OR 97147</b>	<b>EDR US Hist Cleaners</b>	<b>1015010915 N/A</b>
	EDR Historical Cleaners:		
	Name: DUNN JOHN CARPET CLEANING		
	Year: 1999		
	Address: 195 NEHALEM BLVD		
<b>21</b>	<b>KEN THOMPSON 395 NEHALEM BLVD WHEELER, OR 97147</b>	<b>LUST UST</b>	<b>U003797269 N/A</b>
	LUST:		
	Region: North Western Region		
	Facility ID: 29-01-0056		
	Cleanup Received Date: 10/26/2001		
	Cleanup Start Date: 10/25/2001		
	<b>Cleanup Complete Date: 11/23/2004</b>		
	UST:		
	Facility ID: 12107		
	Facility Telephone: (503) 368-5734		
	Permittee Name: KEN THOMPSON, OWNER		
	Number of Permitted Tanks: Not reported		
	Active Tanks: Not reported		
	Decommissioned Tanks: 3		
	Number of Tanks: 3		
<b>21</b>	<b>KEN THOMPSON 395 NEHALEM BLVD WHEELER, OR 97147</b>	<b>FINDS</b>	<b>1006866980 N/A</b>
	FINDS:		
	Registry ID: 110014299035		
	Environmental Interest/Information System		
	OR-DEQ (Oregon - Department Of Environmental Quality) is a regulatory agency whose job is to protect the quality of Oregon's Environment. DEQ uses a combination of technical assistance, inspections and permitting to help public and private facilities and citizens understand and comply with state and federal environmental regulations.		

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
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22	<b>TATA COMMUNICATIONS 25589 HWY 101 ROCKAWAY BEACH, OR 97136</b>	<b>HSIS</b>	<b>S111256021 N/A</b>
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HSIS:

Facility Id:	098608
Chemical Is Extremely Hazardous Substance (EHS):	Yes
Department Or Division Of Company:	NEDONNA TRS
Facility Has Written Emergency Plan:	No
Contains 112R:	No
NAICS Code 1:	517110
NAICS Desc 1:	WIRED TELECOMMUNICATIONS CARRIERS
NAICS Code 2:	000000
NAICS Desc 2:	Not reported
Manager Name:	VINOD KUMAR
Business Phone:	5036291900
Mailing Address:	21101 NW EVERGREEN PKWY
Mailing City,St,Zip:	HILLSBORO, OR 97124
No. of Employees:	0
Day Phone:	5036291900
Placard:	No
Fire Dept Code:	0315
Sprinkler System:	Yes
Emergency Contact:	KEITH LANDY
Emergency Procedure:	Not reported
Business Type:	COMMUNICATIONS SERVICE

Facility:

Facility Id:	098608
Physical State Of The Substance:	1
Physical State:	SOLID
Average Amount Possessed During The Year Code:	30
Maximum Amount Possessed During The Year Code:	30
Applicable Unit Of Measure Code:	1
Description Of The Unit Of Measure:	POUNDS
Type Code:	R
Description:	OTHER
Type Code:	Not reported
Temperature Description:	Not reported
Pressure of Code:	1
Pressure Description:	NORMAL PRESSURE
Pressure of Code:	Not reported
Pressure Description:	Not reported
Temperature Description:	NORMAL TEMPERATURE
Temperature of The Hazardous Substance Code:	4
Temperature Description:	Not reported
Temperature of The Hazardous Substance Code:	Not reported
Days Hazardous Substance On Site During Year:	365
Is The Substance Protected A Trade Secret:	False
Description Of The Max Qnty Code:	10,000-49,999
Description Of The Avg Qnty Code:	10,000-49,999
Most Hazardous Ingridient:	SULFURIC ACID
United Nations/north America 4 Digit Class Number:	2794
Hazard Rank:	4
EHS Ingredient:	SULFURIC ACID
Substance Pure:	False
Substance Mix:	True
First Hazardous Class Code For Chemical:	Acute Health Hazard
Second Hazardous Class Code For Chemical:	Corrosive Material
Third Hazardous Class Code For Chemical:	Chronic Health Hazard

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
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**TATA COMMUNICATIONS (Continued)**

**S111256021**

Hazard Class 1 Of The Chemical:	6.3
Hazard Class 2 Of The Chemical:	8.0
Hazard Class 3 Of The Chemical:	6.4
Chemical:	
United Nations/north America 4 Digit Class Number:	2794
Chemical Abstract Service Identifier Number:	7664939
Chemical Is Extremely Hazardous Substance (EHS):	No
First Hazardous Class Code For Chemical:	Acute Health Hazard
Second Hazardous Class Code For Chemical:	Corrosive Material
Third Hazardous Class Code For Chemical:	Chronic Health Hazard
Hazard Class 1 Of The Chemical:	6.3
Hazard Class 2 Of The Chemical:	8.0
Hazard Class 3 Of The Chemical:	6.4
Chemical Is A Toxic 313 Chemical:	No
EPA Pesticide Registration Number:	Not reported
Contains 112R:	No
Contains EHS:	Yes
Fertilizer:	No
Pesticide:	No
Contains 313:	Yes

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**WHEELER MOTEL**  
**985 NEHALEM BLVD**  
**WHEELER, OR 97147**

**UST U004014997**  
**N/A**

UST:

Facility ID:	174
Facility Telephone:	(503)368-5838
Permittee Name:	RONALD COON, OWNER
Number of Permitted Tanks:	Not reported
Active Tanks:	Not reported
Decommissioned Tanks:	4
Number of Tanks:	4

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**NEHALEM TELECOMMUNICATIONS INC**  
**111 DUBOIS ST**  
**WHEELER, OR 97147**

**HSIS S111252508**  
**N/A**

HSIS:

Facility Id:	067743
Chemical Is Extremely Hazardous Substance (EHS):	No
Department Or Division Of Company:	REMOTE
Facility Has Written Emergency Plan:	No
Contains 112R:	No
NAICS Code 1:	517110
NAICS Desc 1:	WIRED TELECOMMUNICATIONS CARRIERS
NAICS Code 2:	000000
NAICS Desc 2:	Not reported
Manager Name:	JAMES MARTELL
Business Phone:	5033685116
Mailing Address:	PO BOX 100
Mailing City,St,Zip:	NEHALEM, OR 97131
No. of Employees:	0
Day Phone:	5033685116

MAP FINDINGS  
FOCUS MAP 14

Map ID Site Database(s) EPA ID Number

**NEHALEM TELECOMMUNICATIONS INC (Continued)**

**S111252508**

Placard: No  
 Fire Dept Code: 0252  
 Sprinkler System: No  
 Emergency Contact: BILL DILLARD  
 Emergency Procedure: Not reported  
 Business Type: TELEPHONE COMPANY

Facility:  
 Facility Id: 067743  
 Physical State Of The Substance: 1  
 Physical State: SOLID  
 Average Amount Possessed During The Year Code: 20  
 Maximum Amount Possessed During The Year Code: 20  
 Applicable Unit Of Measure Code: 1  
 Description Of The Unit Of Measure: POUNDS  
 Type Code: R  
 Description: OTHER  
 Type Code: Not reported  
 Temperature Description: Not reported  
 Pressure of Code: 1  
 Pressure Description: NORMAL PRESSURE  
 Pressure of Code: Not reported  
 Pressure Description: Not reported  
 Temperature Description: NORMAL TEMPERATURE  
 Temperature of The Hazardous Substance Code: 4  
 Temperature Description: Not reported  
 Temperature of The Hazardous Substance Code: Not reported  
 Days Hazardous Substance On Site During Year: 365  
 Is The Substance Protected A Trade Secret: False  
 Description Of The Max Qty Code: 1,000-4,999  
 Description Of The Avg Qty Code: 1,000-4,999  
 Most Hazardous Ingridient: SULFURIC ACID  
 United Nations/north America 4 Digit Class Number: 2794  
 Hazard Rank: 4  
 EHS Ingredient: SULFURIC ACID  
 Substance Pure: True  
 Substance Mix: False  
 First Hazardous Class Code For Chemical: Acute Health Hazard  
 Second Hazardous Class Code For Chemical: Corrosive Material  
 Third Hazardous Class Code For Chemical: Chronic Health Hazard  
 Hazard Class 1 Of The Chemical: 6.3  
 Hazard Class 2 Of The Chemical: 8.0  
 Hazard Class 3 Of The Chemical: 6.4

Chemical:  
 United Nations/north America 4 Digit Class Number: 2794  
 Chemical Abstract Service Identifier Number: 7664939  
 Chemical Is Extremely Hazardous Substance (EHS): No  
 First Hazardous Class Code For Chemical: Acute Health Hazard  
 Second Hazardous Class Code For Chemical: Corrosive Material  
 Third Hazardous Class Code For Chemical: Chronic Health Hazard  
 Hazard Class 1 Of The Chemical: 6.3  
 Hazard Class 2 Of The Chemical: 8.0  
 Hazard Class 3 Of The Chemical: 6.4  
 Chemical Is A Toxic 313 Chemical: No  
 EPA Pesticide Registration Number: Not reported  
 Contains 112R: No  
 Contains EHS: Yes

MAP FINDINGS  
FOCUS MAP 14

Map ID	Site	Database(s)	EPA ID Number
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**NEHALEM TELECOMMUNICATIONS INC (Continued)**

**S111252508**

Fertilizer: No  
Pesticide: No  
Contains 313: Yes

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**NEHALEM BAY HEALTH DISTRICT  
278 ROWE STREET  
WHEELER, OR 97147**

**LUST U003115504  
UST N/A  
OR HAZMAT**

**LUST:**

Region: North Western Region  
Facility ID: 29-88-0109  
Cleanup Received Date: 12/12/1988  
Cleanup Start Date: Not reported  
**Cleanup Complete Date: Not reported**

**UST:**

Facility ID: 11579  
Facility Telephone: (503)368-5119  
Permittee Name: CAROL MAY  
Number of Permitted Tanks: Not reported  
Active Tanks: Not reported  
Decommissioned Tanks: 1  
Number of Tanks: 1

**HAZMAT:**

Responsible Party: Not reported  
RP Company: Not reported  
RP Address: Not reported  
RP City,St,Zip: Not reported  
Facility ID: 12-065  
OERS Number: Not reported  
Dept Rsp: Not reported  
Narrative: Not reported  
Property Loss: Not reported  
Amount Released: Not reported  
Service County: Not reported  
Service Name: NEHALEM BAY FIRE & RESCUE DISTRICT  
Incident Type: Not reported  
Civilian Casualty Activity: Not reported  
Chemical Name: Not reported  
Hazmat Area Affected: Not reported  
Hazmat Area Evacuated: Not reported  
Hazmat Container Type: Not reported  
Hazmat Physical State Released: Not reported  
Hazmat Released Into: Not reported  
Hazmat Released Volume Units: Not reported  
Hazmat Released Weight Units: Not reported  
Hazmat Released From: Not reported  
Hazmat Area Affected Measurement: Not reported  
Hazmat No. of People Evacuated: Not reported  
Hazmat No of Buildings Evacuated: Not reported  
Incident Content Loss: Not reported  
Civilian Casualty Patient Disposition: Not reported  
Remark: Not reported  
Incident District: Not reported

MAP FINDINGS  
FOCUS MAP 14

Map ID      Site      Database(s)      EPA ID Number

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**NEHALEM BAY HEALTH DISTRICT (Continued)**

**U003115504**

Date Added: Not reported  
 Unit: Not reported  
 Agency Phone: Not reported  
 Osfm Incident Report Number: Not reported  
 Dept. Responding: Not reported  
 Person Making Report: Not reported  
 Title: Not reported  
 Agency: Not reported  
 Phone: Not reported  
 Date Of Incident: 05/11/2012  
 Call Time: Not reported  
 In Route: Not reported  
 Arrival: Not reported  
 Depart Scene: Not reported  
 Back In Quarters: Not reported  
 In Service: Not reported  
 Dist Of Incident: Not reported  
 Were State Resources Used?: Not reported  
 Was Oers Notified?: Not reported  
 Oers Number: Not reported  
 Team Number: Not reported  
 Agency Report Number: Not reported  
 Unit: Not reported  
 Highway: Not reported  
 Mile Post: Not reported  
 Scene Type: Not reported  
 Area Type: Not reported  
 Responsible Party(ies): Not reported  
 Company: Not reported  
 Respcontact: Not reported  
 Address: Not reported  
 Resp City: Not reported  
 Resp State: Not reported  
 Resp ZipCode: Not reported  
 Phone: Not reported  
 Resp Phone2: Not reported  
 Weather: Not reported  
 Temperature: Not reported  
 Wind Speed: Not reported  
 Wind Direction: Not reported  
 Were Haz Materials Released?: Not reported  
 Operation Performed: Not reported  
 Cause: Not reported  
 Vehicle And Cargo: Not reported  
 Fixed Property: Not reported  
 Total Loss: Not reported

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**HEATING OIL TANK  
24705 HIGHWAY 101 N  
ROCKAWAY, OR 97136**

**LUST S109347053  
N/A**

**LUST:**

Region: North Western Region  
 Facility ID: 29-08-1068  
 Cleanup Received Date: 08/20/2008  
 Cleanup Start Date: Not reported  
**Cleanup Complete Date: Not reported**

## FOCUS MAP 14 ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NEHALEM	S111120046	NEHALEM BAY FIRE AND RESCUE	36375 HWY 101 NORTH		NPDES
NEHALEM	S115411450	NEHALEM BAY STATE PARK	8300 3RD & NE CARNEY		RGA LUST
NEHALEM	U000431798	NEHALEM BAY STATE PARK	8300 3RD & NE CARNEY	97131	LUST
NEHALEM	S115410411	MOHLER CO-OP	34890 HWY 53		RGA LUST
NEHALEM	S115410410	MOHLER CO-OP STORE	34890 HWY 53		RGA LUST
NEHALEM	U000431800	NEHALEM TELEPHONE & TELEGRAPH	36085 8TH ST	97131	UST
NEHALEM	S115385396	HEATING OIL TANK	35320 BAYSIDE GARDEN		RGA LUST
NEHALEM	S115365808	FLEMING, REBECCA	35320 BAYSIDE GARDEN		RGA LUST
NEHALEM	S106476159	HEATING OIL TANK	35320 BAYSIDE GARDEN	97131	LUST
NEHALEM	S110048181	HIGHWAY 101 RIGHT-OF-WAY	NE CORNER OF 7TH ST & HWY 101	97131	LUST
NEHALEM	S115401152	HIGHWAY 101 RIGHT-OF-WAY	SE CORNER OF 7TH ST & HWY 101		RGA LUST
NEHALEM	S115401151	HIGHWAY 101 RIGHT-OF-WAY	NE CORNER OF 7TH ST & HWY 101		RGA LUST
NEHALEM	S115385366	HEATING OIL TANK	35285 N HIGHWAY 101		RGA LUST
NEHALEM	1004579918	ESPLIN DAIRY	33555 HWY	97131	ICIS, FINDS
NEHALEM	S115423440	TILLAMOOK COUNTY PUBLIC WORKS-#2	NEHALEM		RGA LUST
NEHALEM	S111257015	VERIZON WIRELESS	OSWALD W STATE PK S17 T 3N R1 OW	97131	AST, HSIS
NEHALEM	U004014947	SOURS TRANSPORTATION	12700 'A' ST	97131	UST
NEHALEM	S116561733	HEATING OIL TANK	12500 TOHLS ST	97131	LUST
ROCKAWAY	1000179125	USWCOM ROCKAWAY CO	OCEAN BLVD	97136	RCRA NonGen / NLR
ROCKAWAY BEACH	S107466287	ROCKAWAY BEACH CITY OF	27535 HWY 101 N	97136	HSIS
ROCKAWAY BEACH	S111257115	VERIZON WIRELESS	10500 NE 3RD ST	97136	HSIS
ROCKAWAY BEACH	1007261575	PAT FIHN CO	NORTH 6TH ST	97131	FTTS, HIST FTTS
ROCKAWAY BEACH	S117037445		120 101 HWY S	97136	OR HAZMAT



# Appendix C

## Sanborn Maps



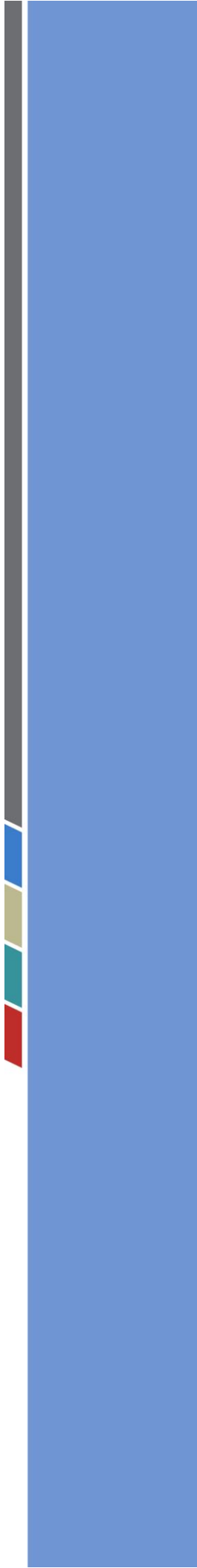






# Appendix D

## Historical Aerial Photographs





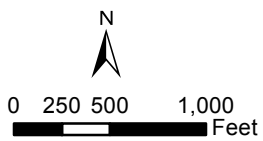
Date: 7/13/2016 Path: P:\7358\_Salmonberry\Brownfields\mapdocs\Phase1\Historic\_Aerials\BottsMarsh\Salmonberry\_Figure4\_BottsMarshUpland.mxd



**Parametrix**

 Site Location

**Botts Marsh Upland**  
Historical Aerial - 1953  
Tillamook, OR



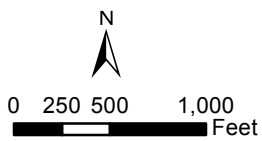
Salmonberry Trail

Date: 7/13/2016 Path: P:\7358\_Salmonberry\Brownfields\mapdocs\Phase1\Historic\_Aerials\BottsMarsh\Salmonberry\_Figure4\_BottsMarshUpland.mxd



**Parametrix**

 Site Location



**Botts Marsh Upland**  
Historical Aerial - 1970  
Tillamook, OR

Salmonberry Trail

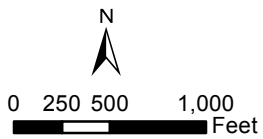
Date: 7/13/2016 Path: P:\7358\_Salmonberry\Brownfields\mapdocs\Phase1\Historic\_Aerials\BottsMarsh\Salmonberry\_Figure4\_BottsMarshUpland.mxd



**Parametrix**

 Site Location

**Botts Marsh Upland**  
Historical Aerial - 1994  
Tillamook, OR



Salmonberry Trail



# Appendix E

## Site Photographs







**Photo 1. Southernmost portion of the subject property, facing south.**



**Photo 2. Southernmost portion of the subject property, facing southwest.**



**Photo 3. Concrete slab on the southern half of the subject property, facing north.**



**Photo 4. 3-foot concrete wall on concrete slab, facing north.**



**Photo 5. Dirt/gravel area, facing northwest.**



**Photo 6. Dirt/gravel area, facing southeast.**



**Photo 7. Paved road on east side of north end of the property.**



**Photo 8. Gravel road on the north and west sides of the north end of the property.**



**Photo 9. Marshlands and pilings in the water to the west of the subject property.**



**Photo 10. Marshlands and pilings in the water to the west of the subject property.**



**Photo 11. Concrete pad, located along the water.**

