

West Hayden Island, O-105.0

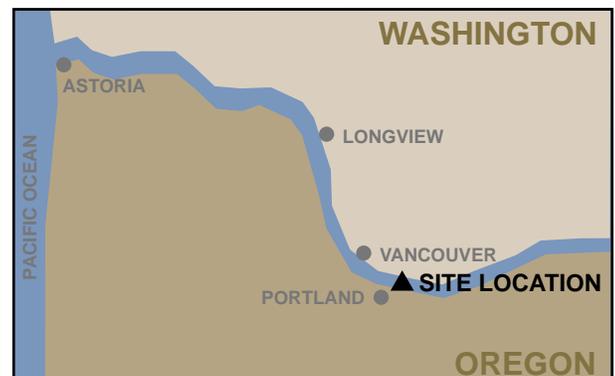
Size: Approximately 102 acres

Elevation: 5 to 30 feet above Mean Sea Level

Owner: Port of Portland

Description: The property is bordered along the southwest, west, and north by deciduous forest and cattle pasture. The adjacent properties to the south contain additional pasture and forest, and a City of Portland municipal sewage treatment and pumping facility. Located approximately 500 feet south of the subject property is a Portland General Electric Company (PGE) substation. The Port has used the property for dredge material placement in the past and much of the property has been covered with material dredged from the Columbia River. The Port has leased the site for cattle grazing. Site improvements include a dredge material retention pond, an unimproved dirt road, and wire fencing for the cattle operation. In the past, WCT operated a heavy equipment training school on two separate portions of the property. That school is now at Austin Point (W-86.5).

An approximately 1,000-foot-long, 20- to 50-foot-wide retention pond is located along the northwest portion of the property. Although one well is located on the site, there is no water service to the property.



Gateway 3, W-101.0

Size: 69 acres

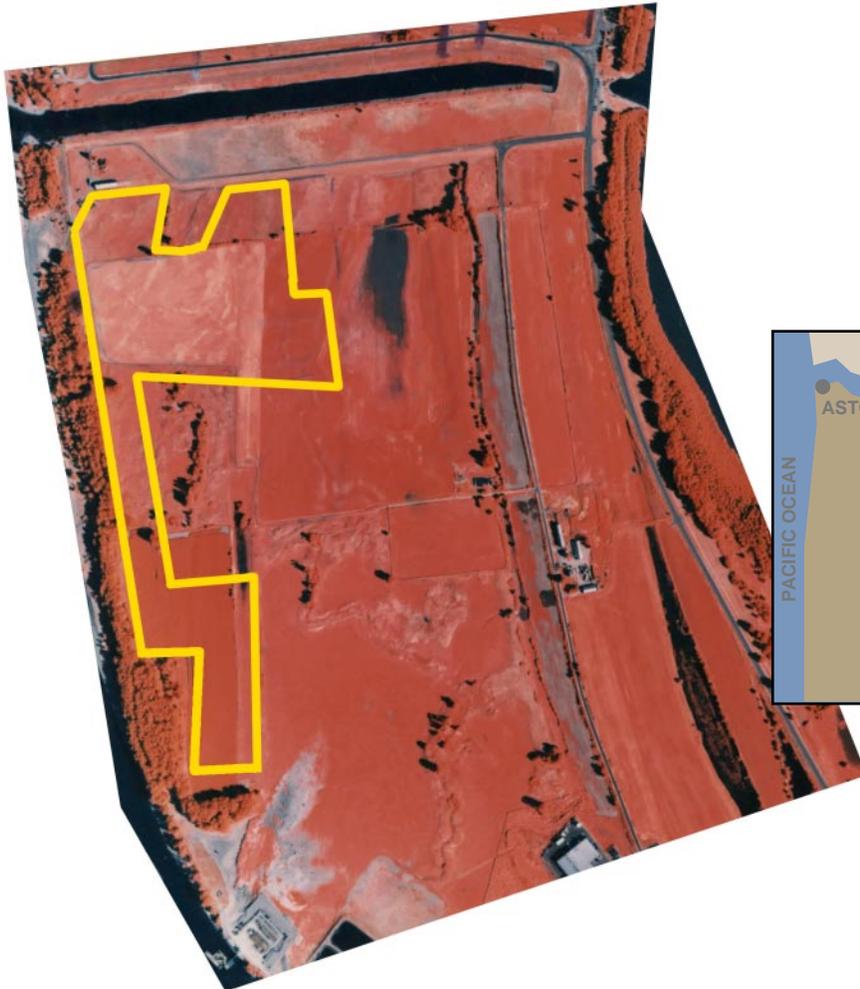
Elevation: 10 to 20 feet above Mean Sea Level

Owner: Port of Vancouver

Description: The site is made up of flood plain deposits. The property is bounded on the north by a farm, the east by agricultural land, the south and west by an undeveloped/forested area, and the west by the Columbia River. About 1/4 mile south-southeast of the subject property is an industrial area, that is occupied by an aluminum plant and docking facilities. A strip of woodland runs adjacent to the property and separates the disposal area from the Columbia River.



Site improvements on the beach include a picnic area and restroom facility. East of the forest, the property is developed for agricultural use and contains pastures and plowed fields. A shallow, 40-foot long rectangular excavation was observed adjacent to the northern end of the subject property (offsite). Two ponds, 1/2 mile apart and connected by a creek that runs north-south along the boundary, are located adjacent to and offsite from the central portion of the eastern boundary.



— Approximate Site Boundary

Fazio A, W-97.1

Size: Approximately 27 acres

Elevation: 10 to 40 feet above Mean Sea Level

Owner: New Columbia Garden Co.

Description: Flood plain deposits are almost entirely covered with sand and gravel material dredged from the Columbia River. The site is bounded on the north by the Fazio Brothers/New Columbia compound, the east by NW Lower River Road and agricultural farmland, the south by forest, and the west by the Columbia River. Roughly in the center of the site is the mining operation.



The north-northwest portion of the property is being used as a feedlot for cattle. The northeast corner is used as an equipment storage yard. On-site improvements include a truck scale, two office trailers, and a drainage system for the material dredged from the Columbia River. Prior to the mining operation, the property was reportedly used for agricultural purposes. A pond for the cattle is present on the north-western corner of the property. A 3,000-gallon (est.) former underground storage tank (UST) is on the site. The adjacent Fazio Brothers/New Columbia Garden Co. compound has an Aboveground Storage Tank (AST) farm, pesticide shed, and a maintenance shop.



Fazio B, W-96.9

Size: Approximately 17 acres

Elevation: 10 to 40 feet above Mean Sea Level

Owner: New Columbia Garden Co.

Description: The site is bounded on the north by a dairy farm and pasture. On the east it is bounded by NW Lower River Road and agriculturally developed land and on the west by the Columbia River. The Fazio brothers and New Columbia Garden Co. compound sits along the southern boundary. In the past, Columbia River dredge material was disposed of in the western and northern portions, making them approximately 30 feet above the surrounding area. The eastern portion of the site is situated approximately 10 feet above MSL, and slopes slightly to the north.

The western and northern portions of the property contain a cattle feedlot, while the eastern portion is open pasture. Onsite improvements are limited to a boathouse and outhouse located on the beach of the Columbia River.

Two ponds for the cattle are present along the western portion of the site. Along the eastern boundary is a ditch that runs parallel to NW Lower River Road. No wastewater services exist on the property.



Lonestar, O-91.5

Size: Approximately 45-acre site

Elevation: 25 feet above Mean Sea Level

Owner: Northwest Aggregates (Glacier)

Description: The property lies on the south-eastern corner of a large open-pit mining operation. The site boundary is the 45-acre pit, although the 1 million yards will fill only a small segment. There is standing water in the open pit. The Santosh Wildlife Preserve borders the property to the east. The site is currently covered in sand and water and no improvements have been made.



Approximate Site Boundary

Railroad Corridor, O-87.8

Size: Approximately 12 acres

Elevation: 5 to 20 feet above Mean Sea Level

Owner: Port of St. Helens

Description: Since 1991 the disposal site and the remaining 49-acre site adjacent to it have been primarily vacant or used for storage. Several groundwater monitoring wells were observed during the site reconnaissance. The site is vegetated with low-lying grasses, shrubs, and weeds. It is unknown whether the former creosote pipeline, which ran across the subject property, was completely removed. No water service exists on the property. Soil and groundwater have been affected by past industrial operations at the site. Creosote constituents have contaminated the site. The site is proposed for disposal of rock removed from the channel.



Most of the subject property lies on a floodplain that has been covered with material dredged from the Columbia River.

Moderately steep 15- to 20-foot banks drop off along the shoreline into the Multnomah Channel and Scappoose Bay. The site is bordered on the north by Boise Cascade (St. Helens' pulp and paper mill); adjacent to the south of the site is a single warehouse; across the railroad tracks is an undeveloped, forested area. A railroad spur borders the site to the west. To the east is the Multnomah Channel and the mouth of Scappoose Bay.



Approximate Site Boundary

Austin Point, W-86.5

Size: Approximately 26-acres

Elevation: 5 to 30 feet above Mean Sea Level

Owner: Port of Woodland

Description: Nearly all of the Austin property has been covered in the past with material dredged from the Columbia River.

The northern portion of the site is currently leased to a heavy equipment, crane, and rigging training school, West Coast Training, Incorporated (WCT), and has relatively little relief. This portion of the property consists of mostly open, level, sand-covered land, devoid of vegetation. One water supply well house is located on the property.

The southern part of the property is leased to Aaron Myers, who uses this land as pasture for four horses. This portion of the site has slightly undulating topography. A dike runs along the western edge of the property and is elevated above the site by about 5 to 10 feet.

There are three double-lined ASTs in the WCT maintenance shop (offsite). There is no water service to the property. One groundwater well is present onsite, due west of the access road that enters the WCT compound.

