

GRANTOR:
Skamania County
Community Development Department
Environmental Health Division
PO BOX 790
STEVENSON WA 98648
Attn: Karen Witherspoon, Director

CONTAMINATED PROPERTY REPORT/ORDER PROHIBITING USE
per WAC 246-205-550, 560

April 16, 2012

CERTIFIED MAIL
Return Receipt Requested

GRANTEE:
Terry D. Shoell
PO Box 633
Washougal, WA 98671

Sylvia E. Shoell
PO Box 6441
Vancouver, WA 98668

RE: Residence located at 401 Harder Road, Washougal, WA 98671
Parcel/Tax Account Number: 02051900131100
Legal Description: SEE AUDITORS RECORD DEED BOOK 180, PAGE 548
DATED 8/24/1998

Skamania County Sheriff's Dept. Case No.: 12-0164

Dear Mr. and Mrs. Shoell:

On or about Wednesday March 14, 2012, the Skamania County Sheriff's Office, while executing a search warrant at the above referenced address, confiscated an illegal methamphetamine drug lab.

Due to the chemical processes involved in the manufacture of methamphetamine, the chemicals removed from the scene and the location of the illegal drug manufacturing in relation to the blue garage shed area of the property, contamination presents a potential immediate or long-term health hazard. **The residence at 401 Harder Street, Washougal, WA 98671 is therefore designated UNFIT FOR USE as per WAC 246-205-540.**

DATE PROPERTY DESIGNATED UNFIT FOR USE: April 16, 2012 as per WAC 246-205-540.

USE OF ALL OR PORTIONS OF THE RESIDENCE AT 401 Harder Street, Washougal, WA 98671, IS PROHIBITED.

POTENTIAL HEALTH RISKS:

Potential immediate health hazards from exposure to an illegal drug lab include shortness of breath, cough, chest pain, dizziness, lack of coordination, chemical irritation and burns to the skin, eyes, mouth and nose, and in severe cases, even death. Less severe immediate health hazards from an exposure may include headache, nausea, dizziness, and fatigue or lethargy.

Potential long-term health hazards include cancer, damage to the brain, liver, and kidneys, birth defects, and reproductive problems (such as miscarriages).

HEALTH DEPARTMENT'S INTENDED COURSE OF ACTION:

The Skamania County Environmental Health Division is required to notify all interested parties that an illegal drug lab was confiscated, and that the property will require decontamination and testing or removal of the structure. The property cannot be inhabited, or occupied until it is either properly decontaminated and released by the Skamania County Environmental Health Division for re-use, or demolished and properly disposed of.

The property listed above was designated UNFIT FOR USE by the Skamania County Environmental Health Division on April 16, 2012 per WAC 246-205-530,540. The Skamania County Environmental Health Division submitted a Contaminated Property Report, dated April 16, 2012 as per WAC 246-205-550.

The Skamania County Environmental Health Division shall:

- File a copy of this Report/Order Prohibiting Use with the Skamania County Auditor; and
- Provide a copy of this Report/Order Prohibiting Use to the Skamania County Code Enforcement and Building Departments.

This Report/Order Prohibiting Use will be served, either personally or by certified mail, return receipt requested, to all known:

- Occupants; and
- Persons having an interest in the property as shown upon the records of the Skamania County Auditor's Office.

A copy of this Report/Order Prohibiting Use will be mailed to each person or party having a recorded right, title, estate, lien, or interest in the property.

DECONTAMINATION MEASURES (per WAC 246-205-570, 580):

The residence at 401 Harder Street, Washougal, WA 98671 must be properly decontaminated (as per WAC 246-205) before a RELEASE FOR REUSE can be issued. **Contamination reduction is required to be done by an authorized contractor.** (See enclosed list)

Before starting contamination reduction, the property owner is required to have a **written work plan** to reduce contamination of the property **prepared by the contractor and approved by the Skamania County Environmental Health Division.**

The work plan shall outline the contamination reduction and waste disposal procedures the contractor intends to use. The property owner and the contractor shall follow the Washington State Department of Health contamination reduction guidelines or other more stringent requirements as deemed appropriate by the Skamania County Health Officer.

The property owner is:

- Financially responsible for any property testing required to demonstrate the presence or absence of hazardous chemicals;
- Financially responsible for the property's contamination reduction and disposal expenses, as well as costs incurred by the Skamania County Environmental Health Division resulting from the enforcement of WAC 246-205;
- Responsible for keeping records documenting contamination reduction procedures and submitting notarized copies of all records to the Skamania County Environmental Health Division; and
- Responsible for requesting the Skamania County Environmental Health Division to review the contamination reduction records and to release the property for re-use.

Within ten (10) working days of a request for review of contamination reduction records, the Skamania County Environmental Health Division:

- Shall review the documentation to verify reduction of contamination to acceptable levels for re-use as stated in State Department of Health guidelines or other more stringent requirements as deemed appropriate by the Skamania County Environmental Health Division Health Officer;
- May visit the property site to assess the thoroughness of the contractor's clean up;
- May require the property owner to provide more extensive testing and assessment of the property site by an independent laboratory or firm qualified to perform such testing and assessment.

If after review of the information in the preceding paragraph, the Skamania County Environmental Health Division determines the property has been adequately decontaminated, the Skamania County Environmental Health Division shall within ten (10) working days:

- Record a notice in the real property records of the Skamania County Auditor indicating to the best of its knowledge, the basis upon which the property was originally declared unfit for use has been addressed by decontamination in accordance with Board of Health and Department of Health rules and guidelines.
- Send a copy of the notice to the property owner(s).
- Send a copy of the notice to the Washington State Department of Health.

- Send a copy of the notice to the Skamania County Code Enforcement and Building Departments.

HEARINGS:

Be Advised that:

- A Hearing before a Hearing Officer designated by the Skamania County Board of Health shall be held upon the request of a person notified of this Order as required under WAC 246-205-560; and
- The person's request for a hearing shall be made within ten (10) days of the serving of this Order; and
- The Hearing shall then be held within not less than twenty (20) days or more than thirty (30) days after the serving of this Order; and
- In any Hearing concerning whether property may be released for reuse, the property owner has the burden of showing that the property has been properly decontaminated in accordance with RCW 64.44 and WAC 246-205.

If you have questions or need assistance, please contact Karen Witherspoon (509) 427-3900 or witherspoon@co.skamania.wa.us.

Sincerely,



Karen Witherspoon, Director
Skamania County Community Development Department

Enclosures: Certified CDL Decontamination Contractors List
Fact Sheet

cc: Skamania County Auditor's Office (Recorded)
Terry Shoell (certified and regular mail)
Sylvia Shoell (certified and regular mail)
Washington State Department of Health
Skamania County Building Division
Skamania County Assessor's Office
Tracy Wyckoff, Sk. Co. Sheriff's Office