



Stantec Consulting Services Inc.
601 SW Second Avenue, Suite 1400, Portland, Oregon 97204

March 28, 2024

Attention: Mr. Kevin Rice

City of Beaverton
Community Development Department | Development Division
PO Box 4755
Beaverton, OR 97076

Dear Mr. Rice,

**Reference: Surface Cap Inspection, DEQ ECSI #153, LUST Site No. 34-89-194 and 34-02-1000
Former Rasmussen Paint – 12655 SW Beaverdam Road, Beaverton, Oregon**

On February 22, 2024, Stantec Consulting Services Inc. (Stantec) conducted an engineering control inspection of the former Rasmussen Paint property located at 12655 SW Beaverdam Road in Beaverton, Oregon (Washington County Tax Lot 1S116AA-00200, Assessor Parcel Number R0123574), the "Property." The inspection was performed on behalf of the City of Beaverton. The 0.44-acre Property is currently vacant. Property improvements include a 6,816 square foot building with paved and gravel-surfaced exterior surfaces.

Surface cap installation was stipulated at the Property by the Oregon Department of Environmental Quality (DEQ) by Prospective Purchaser Agreement (PPA)/Consent Order No. 21-06 and the Easement and Equitable Servitudes (EES) agreement between Rasco, LLC (the "grantor") and the DEQ.

The April 13, 2009 EES for the Property and the May 11, 2009 Conditional No Further Action (NFA) require a soil cap engineering control in the former underground storage tank, paint wash, and drum storage areas on the Property. The current cap consists of compacted gravel fill and paved surfaces. In accordance with Item 4 in Exhibit C of the PPA the inspection must include the following elements:

- Inspection of the condition of the surface cap type (i.e., paved surfaces and compacted gravel) to verify the continued effectiveness of the cap in preventing receptor exposure to underlying residual contaminated soil;
- Evaluation of Property drainage to ensure that stormwater is being properly managed and is not creating a condition that may damage the integrity of the surface cap; and
- Verify that no Property occupants are conducting prohibited activities on the Property or activities that have disturbed or penetrated the cap.

No damage or deterioration was observed to the cap at the Property during the inspection. Stormwater management features at the Property were in good repair, with no observed conditions with potential to jeopardize the integrity of the surface cap (i.e., surface soil erosion).

A Cap Inspection Form and photographs taken during the inspection are attached.



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Reference: Surface Cap Inspection, Former Rasmussen Paint Property, Beaverton, Oregon

We appreciate this opportunity to provide environmental consulting services to you. If you have any questions regarding this information, please contact the undersigned.

Regards,

STANTEC CONSULTING SERVICES INC.

Prepared by:

Robert McAlister, RG
Associate Geologist, Environmental Services
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Reviewed by:

Leonard Farr Jr., RG
Principal, Environmental Services
Phone: (503) 220-5443
leonard.farr@stantec.com

Attachment A: Cap Inspection Report

Attachment B: Photographic Log

c: Katie Daugherty, DEQ NW Region

Attachment A

Cap Inspection Report

CAP INSPECTION REPORT
FORMER RASMUSSEN PAINT/RASCO PROPERTY
DEQ ECSI #153, LUST No. 34-89-194 AND 34-021000
12655 SW BEAVERDAM ROAD, BEAVERTON, OREGON

Background: Historical releases of hazardous substances have been documented at the Property in the following areas:

1. Underground Storage Tank (UST) Areas: in 1989 four USTs containing gasoline and petroleum-based solvents were removed from two separate tank pits on the Property. A total of 208 cubic yards of contaminated soil was excavated during the UST removal work and treated on-site with Oregon Department of Environmental Quality (DEQ) approval. The treated soil was subsequently placed as landscaping fill in the northwest portion of the Property. DEQ issued a conditional no further action (NFA) determination for the UST releases; however, ensuing Property environmental investigations have indicated that residual gasoline and/or solvent related soil contamination is present in this portion of the Property at concentrations exceeding residential risk-based concentrations (RBCs);
2. Heating Oil UST: in 2002 one heating oil UST was removed near the northwest corner of the Property building. Approximately 36 tons of impacted soil was excavated and transported off-Site for disposal; however, approximately 26 cubic yards of residual soil was left in place to not compromise the integrity of the building;
3. Former Paint Wash Ditch: in 2006 approximately 22 tons of lead-impacted soil was removed from a wash ditch in the northeast corner of the Property. An area of lead-impacted soil exceeding dermal contact RBCs remains in place in this portion of the Property; and
4. Former Drum Storage Area: lead-impacted soil exceeding dermal contact RBCs is present in the northwest corner of the Property.

To address the residual soil contamination at the Property described above, the DEQ stipulated in a November 21, 2021 Prospective Purchaser Agreement (PPA) that installation and monitoring of a protective cap is required. The surface cap consists of the building floor slab, exterior hardscaped areas and approximately one foot of compacted gravel fill.

Inspection Date: February 22, 2024

Party Performing Inspection:

Stantec Consulting Services, Inc.
Robert McAlister, RG
Associate Geologist
(714) 686-4435

Inspection Being Performed For:

City of Beaverton

Kevin Rice

Property Management and Parking Operations Project Coordinator

(503) 213-0466

Condition of Protective Cover by Type (please note any problems such as rutting, erosion, cracking, exposure of demarcation layer, or other damage to or loss of protective cap materials):

1. Hardscaped Areas

No problems observed in paved areas of the Property south (asphalt) and north (concrete) of the building. Surface cap of soil and/or mulch are in good condition.

2. Compacted Gravel Area

No damage or deterioration was observed in the northern third of the Property where compacted gravel serves as the protective cap. No erosion of the gravel was observed.

Some moss accumulation was observed on the gravel surface but does not compromise the effectiveness of the cap.

Identify any cap or drainage system maintenance required (be specific), or where evidence exists that maintenance has occurred since the last site inspection. Attach maintenance/repair report for any work performed.

No areas where cap or drainage system maintenance is needed were observed.

Note: Photographs should be taken of all areas of concern to document the condition of the cap. Photographic evidence should include pictures of any cap damage and repairs performed.

Send one (1) copy of completed Inspection Report, with supporting documentation including photos, repair reports, etc. to:

Oregon DEQ, Northwest Region

700 NE Multnomah St., Suite 600

Portland, OR 97232

Attention: Katie Daugherty

COPIES OF INSPECTION AND MAINTENANCE/REPAIR REPORTS AND SUPPORTING DOCUMENTATION SHOULD BE MAINTAINED BY THE OWNER ON-SITE.

Attachment B

Photographic Log

Client:	City of Beaverton	Project:	Cap Inspection
Site Name:	Former Rasmussen Paint Facility	Site Location:	12655 Beaverdam Road, Beaverton, Oregon
Photograph ID: 1			
Photo Location: Southern property boundary			
Direction: Northeast			
Survey Date: 2/22/2024			
Comments: Front of property building.			
Photograph ID: 2			
Photo Location: Northern portion of Property			
Direction: Northwest			
Survey Date: 2/22/2024			
Comments: Former locations of tank pit #1 and drum storage area. Compacted gravel cap in good condition with no evidence of damage or failure.			

Client:	City of Beaverton	Project:	Cap Inspection
Site Name:	Former Rasmussen Paint Facility	Site Location:	12655 Beaverdam Road, Beaverton, Oregon
Photograph ID: 3			
Photo Location: Northern portion of Property			
Direction: Southwest			
Survey Date: 2/22/2024			
Comments: Additional view of compacted gravel cap in former tank pit #1 area.			
Photograph ID: 4			
Photo Location: Center of Property			
Direction: Southwest			
Survey Date: 2/22/2024			
Comments: Hardscaped surface behind Property building.			

Client:	City of Beaverton	Project:	Cap Inspection
Site Name:	Former Rasmussen Paint Facility	Site Location:	12655 Beaverdam Road, Beaverton, Oregon
Photograph ID: 5			
Photo Location: Center of Property			
Direction: Southwest			
Survey Date: 2/22/2024			
Comments: Additional view of hardscaped surface behind Property building.			
Photograph ID: 6			
Photo Location: Northeast corner of Property			
Direction: Northeast			
Survey Date: 2/22/2024			
Comments: Former location of paint wash ditch. Compacted gravel cap in good condition with no evidence of damage or failure. Some moss accumulation.			

Client:	City of Beaverton	Project:	Cap Inspection
Site Name:	Former Rasmussen Paint Facility	Site Location:	12655 Beaverdam Road, Beaverton, Oregon
Photograph ID: 7			
Photo Location: Northwest corner of Property			
Direction: Northwest			
Survey Date: 2/22/2024			
Comments: Former locations of drum storage area. Compacted gravel cap in good condition with no evidence of damage or failure. Some moss accumulation.			
Photograph ID: 8			
Photo Location: Northwest corner of Property			
Direction: Southwest			
Survey Date: 2/22/2024			
Comments: View along western Property boundary.			