



Mailed: 1/22/20
Oregon

Chrom
Department of Environmental Quality
Northwest Region
700 NE Multnomah Street STE 600
Portland, Oregon 97232

Kate Brown, Governor

January 21, 2020

via electronic delivery

Suzanne Lacampagne
Miller Nash/Graham & Dunn LLP
111 SW 5th Avenue
Portland, OR 97204

RE: Pacific Crest Building Supply, Inc; ECSI #1008

Dear Ms. Lacampagne,

Thank you for your summary of the Pacific Crest Building Supply, Inc site located at 111 SW 170th Avenue, Beaverton, OR, dated January 10, 2020. The Oregon Department of Environmental Quality (DEQ) has reviewed your request to remove the property from the ECSI database. However, the DEQ does not remove sites from ECSI, although the status of the site can change if sufficient information is provided. Based on the information that is contained within the ECSI database, the site has a historical record of solvent contamination from past operations. While the enclosed report suggests there was a cleanup, the report lacks any documentation that would confirm the site has been adequately cleaned up. Therefore, further investigation is warranted and DEQ recommends conducting a Phase 1 and Phase 2 Environmental Assessment (EA) of the property.

The process for changing the status of a site to a No Further Action (NFA) determination would be to enroll in DEQ's Independent Cleanup Pathway (ICP) and hire an environmental consultant to conduct the EA described above. The ICP agreement with DEQ entails providing review of the final report, and preparation of a NFA determination, if appropriate. If you choose to enroll in the ICP program, please fill out an Intent to Participate Form (attached) and I will prepare a ICP letter agreement which requires a \$1,500.00 minimum deposit check made payable to the Department of Environmental Quality.

Please let me know if there are any further questions and contact Ray Hoy at 503-229-5069 or via email at hoy.ray@deq.state.or.us. DEQ appreciates your cooperation and looks forward to working with you.

Sincerely,

Ray Hoy, Project Manager
Northwest Region Cleanup Section

cc: Dan Hafley, DEQ
DEQ Files, ECSI # 1008



State of Oregon
Department of
Environmental
Quality

Independent Cleanup Pathway Intent to Participate Form

Oregon Department of Environmental Quality
Headquarters
700 NE Multnomah St., Suite 600
Portland OR 97232
Phone: 503-229-5696
800-452-4011
Fax: 503-229-5850
Contact: Tiffany Johnson

Contact Information

Legal Name of Company: _____

Contact Name: _____ Phone: _____ E-mail: _____

Mailing Address: _____

Identification of Site

Site Name: _____

Site Address: _____

Legal Name of Owner: _____

Legal Name of Operator: _____

Township: _____ Range: _____ Section: _____ Tax Lot(s): _____ Size (acres): _____

Latitude Degrees: _____ Minutes: _____ Seconds: _____ Longitude Degrees: _____ Minutes: _____ Seconds: _____

ECSI Identification Number, if assigned: _____

(Note: If you cannot provide a lat/long for your site, please include a 7.5 topographical map, with the site clearly marked on it, along with this form and we will determine the lat/long for you.)

Summary of Contamination Information

Please provide (or attach) the information below to the extent available.

Current site use: _____

Historic site use: _____

Known or suspected contaminant source(s): _____

Known or suspected contaminant(s): _____

Contaminated media: Soil: ☐ Yes ☐ No ☐ Unknown

Groundwater: ☐ Yes ☐ No ☐ Unknown

Sediment: ☐ Yes ☐ No ☐ Unknown

Surface Water: ☐ Yes ☐ No ☐ Unknown

Soil Gas: ☐ Yes ☐ No ☐ Unknown

Outdoor Air: ☐ Yes ☐ No ☐ Unknown

Indoor Air: ☐ Yes ☐ No ☐ Unknown

Independent Cleanups – Site Eligibility

Please answer the questions below:

☐Yes ☐No Has your site been ranked as low or medium priority by DEQ's Site Assessment Program?

☐Yes ☐No Are free-phase products present in the groundwater?

☐Yes ☐No Has the site contamination impacted an existing drinking water source (groundwater or surface water)?

☐Yes ☐No Has the soil, groundwater or surface water contamination at the site migrated beyond the property boundary?

☐Yes ☐No Is the site in or within 1000 feet of a Sensitive Environment as defined in OAR 340-122-115(49)?

☐Yes ☐No Are contaminant odors present in any buildings, manholes or other confined spaces?

If you answered yes to the first question and/or no to all of the last five questions you are automatically eligible for the ICP. If not, please discuss the site conditions with DEQ's Environmental Cleanup Program Representative in this regional office to determine if your site may still be eligible for the ICP. DEQ may request additional site information to make the final site eligibility determination

Oversight Needed

► Is the investigation and/or cleanup already completed? ☐Yes ☐No

► Would you like DEQ Technical Consultation during execution of the project? ☐Yes ☐No

► Estimated project start date: _____
(month/day/year)

► Estimated project completion date: _____
(month/day/year)

► Estimated date when final report, stamped by a State of Oregon Registered Geologist (RG) or professional engineer (PE), will be submitted to DEQ for review: _____
(month/day/year)

Anticipated Project Complexity

- ☐ Simple cleanup sites are those where:
- (a) hazardous substances are limited to containers or to the unsaturated soil zone only;
 - (b) the extent and type(s) of contamination is well-defined;
 - (c) there are few contaminants of concern; and
 - (d) the selected treatment option is a conventional technology.

- ☐ Moderately complex or complex cleanup - This category includes all sites that do not meet simple cleanup criteria above.

Intent to Participate

The undersigned intends to participate in DEQ's Voluntary Cleanup Program through the Independent Cleanup Pathway, and intends to negotiate in good faith a written agreement with DEQ. However, this Intent to Participate does not constitute such an agreement, and neither DEQ nor the undersigned will be bound to proceed unless such an agreement is executed. The agreement will describe the project activities of each party and will require the undersigned to reimburse DEQ for all of its oversight costs.

If the site is placed on DEQ's waiting list, DEQ will notify the undersigned in writing when it is moved to active status and include a cost recovery agreement for signature. Following execution of a signed agreement and payment of the \$1,500 deposit the undersigned shall be prepared to submit all documentation summarizing existing conditions, activities and status at the site to DEQ for review. The undersigned understands that DEQ will move sites from the waiting list to active status based on various considerations, only one of which will be the timing of the original placement of a site on the waiting list.

With this Intent to Participate, the undersigned does not admit or assume liability for investigation or cleanup of the site. In addition, the undersigned may terminate this Intent to Participate at any time by notifying DEQ in writing.

Please execute this Intent to Participate in the space below and return to:

Department of Environmental Quality
Environmental Cleanup Program
(Regional office address from <http://www.oregon.gov/DEQ/Pages/Offices.aspx>)

Please DO NOT submit a deposit check at this time.

By: _____
(signature of authorized officer)

Name: _____
(print or type)

Title: _____

Company: _____

Date: _____

Telephone: _____

