

July 10, 1996

Mr. Peter Marsh  
Pacific Crest Building Supply, Incorporated  
1111 SW 170th Avenue  
Beaverton, OR 97006

DEPARTMENT OF  
ENVIRONMENTAL  
QUALITY

NORTHWEST REGION

Re: Pacific Crest Supply  
Beaverton, Oregon  
Washington County  
ECSI #1008

Dear Mr. Marsh:

The Department of Environmental Quality (DEQ) has received information on potential past releases of a hazardous substances on the property located at 1111 SW 170th Avenue, Beaverton. The DEQ review indicates that contamination may exist at the site. This information will be added to DEQ's Environmental Cleanup Site Information (ECSI) database via DEQ's Site Assessment Program. The Site Assessment Program investigates properties with known or potential environmental contamination.

Site Assessment assigns high, medium, or low priorities to properties based on the potential threat(s) they pose to human health and the environment. How soon DEQ addresses your site will depend on the total number of sites currently under evaluation, and on the priority assigned to your site.

You have the following options for further action at this site:

- 1) Assess and/or clean up the site under DEQ's Voluntary Cleanup Program (VCP). In the VCP, you pay an initial deposit to cover DEQ's anticipated oversight costs. At project completion, you will be invoiced if total costs exceed the initial deposit, or reimbursed if total costs are less than the deposit. With this option, owners and operators obtain DEQ oversight quickly and may continue without delay through site characterization or cleanup, as needed.
- 2) Assess and/or clean up the site independently. DEQ recommends keeping detailed records of your activities and submitting those records to DEQ. Then, in accordance with its priorities, DEQ will determine whether further action is needed. DEQ will track its costs in reviewing your records and will recover those costs if DEQ determines that further action is needed to protect public

John A. Kitzhaber  
Governor



2020 SW Fourth Avenue  
Suite 400  
Portland, OR 97201-4987  
(503) 229-5263 Voice  
TTY (503) 229-5471  
DEQ-1

Mr. Peter Marsh  
July 10, 1996  
Page 2

health or the environment from on-site releases of hazardous substances. Costs will be recovered from persons liable under Oregon Revised Statutes (ORS) 465.255.

- 3) Wait for DEQ to evaluate the potential for your site to affect public health or the environment. DEQ will track its costs for any time spent on such an evaluation, and will recover these costs if remedial action is needed or if any remedial action has already occurred.

The review of this site was completed under an agreement with the US Environmental Protection Agency (EPA) (Cooperative Agreement V-990519-01-1). If after 6 months you have chosen not to enter into the Voluntary Cleanup Program or DEQ has not notified you of their intent to proceed with further action, DEQ may recommend that EPA list the site on CERCLIS. Once a site is placed on CERCLIS, EPA is required to perform a Preliminary Assessment within 12 months.

If you wish DEQ oversight on the assessment/cleanup of your site, the Voluntary Cleanup Program may be your most expedient choice. New Voluntary Cleanup projects are initiated as soon as resources become available.

Please contact me at (503) 229-5166, if you have any questions about this letter. Inquiries about the Voluntary Cleanup Program may be directed to Tom Roick at (503) 229-5502.

Sincerely,



Steve Fortuna  
Site Assessment Specialist  
DEQ Northwest Region

cc: Heather Schijf, Coordinator, Site Assessment Program  
Voluntary Cleanup Program Representative  
ECSI file #1008

Marsh2.ltr (7/96)



PACIFIC CREST BUILDING SUPPLY

1111 S.W. 170th

Beaverton, OR 97006

(503) 645-3508

24 July 1996

DEPT OF ENVIRONMENTAL QUALITY  
RECEIVED

Oregon Dept. of Environmental Quality  
2020 S.W. 4<sup>th</sup>, Suite 400  
Portland, OR 97201-4987

JUL 25 1996

NORTHWEST REGION

Attn: Steve Fortuna

Dear Steve

In our phone conversation yesterday I failed to call to your attention that this site was paved with asphalt at the time the facilities were constructed (circa 1970). I had read your letter (P3 #3: "...which indicated that most of the site has been paved with asphalt...") to perhaps imply to a future reader that this paving was done recently, and that contamination may have been covered. My intent here is to ensure that a incorrect generalization is not made.

CHECK 1988  
COMPLAINT  
INVESTIGATION  
PHOTOS  
ST

We have experienced problems from neighbors who have elected to reside within an industrial zone, and from time to time a incompetent terminated employee feels vindication by taking a cheap, punishing departing shot at their employer. Had the two 1988 complaints been thoroughly addressed at that time this would have been revealed, and we would not be wasting time by revisiting these issues now.

In the future I would like to immediately be made aware of any complaint filed and given the opportunity to thoroughly investigate. People who make false claims must be held accountable.

Sincerely,

P. Marsh, President  
Pacific Crest Building Supply



PACIFIC COAST BUILDING SUPPLY  
1112 W. 17th  
Haweson, OR 97008

(503) 835-2800

DEPT OF ENVIRONMENTAL QUALITY  
RECEIVED

JUL 2 1998

NORTHWEST REGION

Oregon Dept. of Environmental Quality  
2555 SW Jefferson Ave  
Portland, OR 97201-4937

24 JUL 1998


Form 1000-1

Dear Steve

In our phone conversation yesterday I failed to call to your attention that this site was paved with asphalt at the time the facilities were constructed (circa 1970). I believe your letter (PZ 83- ) which indicated that most of the site has been paved with asphalt. I to further imply to a future reader that this paving was done recently, and that contamination may have been caused. My intent here is to ensure that a record of notification is not made.

We have experienced problems from neighbors who have elected to reside within an industrial zone, and from time to time a incompetent furnished employees' lack of education by taking a cheap position depicting shot at their employer. Had the employees' complaints been thoroughly addressed at that time this would have been avoided, and we would not be wasting time by revisiting these issues.

We are not able to immediately be made aware of any complaints filed and give the opportunity to thoroughly investigate. People who make false claims and be addressed.

Sincerely,  
  
R. Mark Freeman  
Pacific Coast Building Supply

Handwritten notes and scribbles at the bottom left of the page.

July 10, 1996

Mr. Peter Marsh  
Pacific Crest Building Supply, Incorporated  
1111 SW 170th Avenue  
Beaverton, OR 97006

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DEPARTMENT OF  
ENVIRONMENTAL  
QUALITY

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NORTHWEST REGION

Re: Pacific Crest Supply  
Beaverton, Oregon  
Washington County  
ECSI #1008

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John A. Kitzhaber  
Governor



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July 10, 1996  
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Sincerely,



Steve Fortuna  
Site Assessment Specialist  
DEQ Northwest Region

cc: Heather Schijf, Coordinator, Site Assessment Program  
Voluntary Cleanup Program Representative  
ECSI file #1008

CERTIFIED MAIL NO. P 244 733 747  
RETURN RECEIPT REQUESTED

Oregon

October 5, 1995

DEPARTMENT OF  
ENVIRONMENTAL  
QUALITY

NORTHWEST REGION

Mr. Peter Marsh  
Pacific Crest Building Supply, Incorporated  
1111 SW 170th Avenue  
Aloha, OR 97006

Re: **Site Assessment Information  
Request**  
Pacific Crest Building  
Supply  
Aloha, Oregon  
Washington County  
ECSI ID # 1008

Dear Mr. Marsh:

The Oregon Department of Environmental Quality (DEQ) is requesting information from you, as the owner of Pacific Crest Building Supply located at 1111 SW 170th Avenue in Aloha. The site is included in DEQ's Environmental Cleanup Site Information (ECSI) database, which contains information on over 1,300 Oregon facilities where hazardous substances are suspected or known to have been released to the environment.

DEQ will use the information you provide, in conjunction with existing site data, to assess whether actual or potential releases of hazardous substances at your facility require further assessment to protect human health and the environment. This investigation is being performed under the legal authority of Oregon's Environmental Cleanup Law (ORS 465.245).

Provision of this information will help to ensure an accurate and thorough screening of the site. Enclosed is an outline of the information that should be provided to DEQ.

Please complete this information request by **October 16, 1995**, and **send** the information to me at the address on the letterhead. If you have any questions about this letter or are

John A. Kitzhaber  
Governor



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FOR TUNA

Mr. Peter Marsh  
October 5, 1995  
Page 2

unable to complete the request by the specified date,  
please contact me at (503) 229-5166.

We appreciate your cooperation in this matter.

Sincerely,



Steve Fortuna  
Site Assessment Specialist  
DEQ Northwest Region

Enc: Site Assessment Information Request

cc: Heather Schijf, Coordinator, Site Assessment Program  
ECSI file # 1008

35/15 - 32

PACIFIC CROST MANUFACTURING

SIC 2511, 2541, 2599

AND PACIFIC CROST WOODWORKS

1130 NW 5<sup>TH</sup> PLACE, CANBY 97013

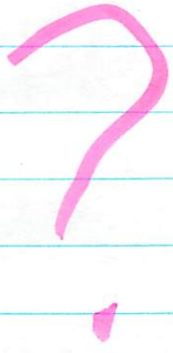
2511 = WOOD HOUSEHOLD FURNITURE / CUSTOM FURN.

2541 = COUNTERTOPS

2599 = RESTAURANT TABLE TOPS

(503) 263-6198

BILL MORRIS ; PHYLLIS MORRIS V.P.



PACIFIC CROST WOODWORKS SIC 2511

WOOD HOUSEHOLD FURNITURE

(503) 655-9364

PHYLLIS MORRIS, CO-OWNER

2511 TABLETOPS

SINCE 1991.

IN 1990: SYSTEMS / AUTO BODY



PACIFIC CROST BUILDING SUPPLY, INC

1111 SW 170<sup>TH</sup>

ALOHA

(503) 645-3508

AT THAT LOCATION SINCE 1986

ADAIR HOMES, INC

ALSO AT THAT ADDRESS

(SINCE 1973)

645-3547

645-1156

AND ALSO 645-4730 SINCE 1994

SIC 1521-12  
HOME BUILDERS  
GENERAL CONTRACTORS

P. MARSH

3/2/12 - 35

Pacific Crest Manufacturing  
and Pacific Crest Products

1130 NW 2nd Ave, Corvallis, OR 97331

5211 - Corvallis  
5212 - Corvallis  
5213 - Corvallis

(503) 522-6112

Bill Moore  
Bill Moore

Pacific Crest Manufacturing 5211

Wood House Furniture

(503) 522-1324 Bill Moore & Company

5211

Since 1911

IN 1910: Systems & More



Pacific Crest Building Supply Inc

1115 NW 10th Ave

(503) 522-3208

at the local in Corvallis

Adair Home Inc also at that address

(503) 522-3208

also at 1130 NW 2nd Ave

P. Moore

Beaverton / Aloha Wells

Location	Owner	Site	Use	Depth	Perf.
1 S / 1 W - 5	Freersen, Carl W.	1275 SW 160th	D	161	132-160
	Clemeson, Harvy A.	1195 SW 162nd	D	77	68-72
	Stevens, George H.	1345 SW 158th	D	187	
	Misterick, Albert		D	76	66-76
	Biles, Joe	1825 SW 170th	D	100	
1 S / 1 W - 6	Biles, Joe	1825 SW 170th	D	150	33-39, 87-90
	Wilson, Howard E.	16880 Baseline	Ir	240	
	Martin, R.B.	1095 SW 170th	D	155	
1 S / 1 W - 7	Current Electric	1S/1W-7Aa	Ot	32	
1 S / 1 W - 8	Menlo, David	1845 SW Menlo	D	150	138-150

# Facsimile Cover Sheet

To: Steve Fortuna  
 Company: Dea  
 Phone:  
 Fax: 229-6899

From: KC Cooper  
 Company: Tri-met  
 Phone: 526-8333  
 Fax:

Date: 10/24  
 Pages including this cover page: 1

**Comments:**

Excerpt from

Environmental & Hazardous Substance Services  
 Westside Light Rail Project

Tech. memo 4-1  
 for line section 7 1/8  
 Priority Properties

Dec - 10, 1992

11

FROM:ENVIRONMENTAL & HAZARDOUS SUBSTANCES SVCS  
WESTSIDE LIGHT RAIL PROJECT  
TECHNICAL MEMO 4-1  
FOR LINES SECTION 7 & 8  
PRIORITY PROPERTIES 12/10/92

### Commercial Properties

Adair Homes, Inc. On August 19, 1992, CH2M HILL staff visited the property at 1111 S.W. 170th Avenue in Beaverton, Oregon, southwest of the intersection of S.W. Baseline and S.W. 170th Avenue. The property is owned by P. Marsh and Edwin Rupprecht. CH2M HILL staff were met and accompanied by Mr. Marsh during the site visit. Observations regarding hazardous substance storage, treatment, and disposal, land use, nonnaturally occurring physical characteristics, regulatory considerations, and utilities were made during the site visit.

The property, designated by Tri-Met as a partial acquisition, is used as an office for home sales and a construction shop for custom-made cabinets. Mr. Marsh was not aware of any notices of noncompliance, environmental liens, or environmental law suits against the property.

On the south portion of the property was a septic drain field. The grass in the drain field area appeared to be healthy. Mr. Marsh stated that no chemicals are released to the septic system.

Mr. Marsh stated that a material safety data sheet (MSDS) was attached for each of the chemicals used at the cabinet shop. All chemicals were stored in a concrete-floored building identified as "Dangerous." There was a fire extinguisher outside the building. No leaking drums, containers, or stained flooring were observed in the storage shed. Within the storage shed, noticeable odors were present; these seemed to come from an open 55-gallon drum.

Mr. Marsh was not aware of any underground storage tanks on the property, nor were signs of such tanks observed by CH2M HILL staff. No transformers were seen on the property.

To the north of Adair Homes, Inc., was an operational gasoline service station that was for sale. Also to the north was the Baseline Belgians horse farm. To the south, across an open

NORTHWEST REGION

17 October 1996

OCT 20 1995

To: Dept. of Environmental Quality  
202 S.W. 4th Ave. Suite 400  
Portland, OR 97201-5471

DEPT OF ENVIRONMENTAL QUALITY  
RECEIVED

From: Pacific Crest Building Supply

Re: Site Assessment Information

*FRAC. & ADDR* 1a. Pacific Crest Building Supply 1111 SW 170 Beaverton 97006

*OWNER/OPERATOR* 1b. P. Marsh, same address 645-3508

*PRSR. OWNER* 1c. Same

*USE* 1d. Location of company business facilities.

*PROPL USE* 1e. Farm land.

*SITE SIZE* 1f. Approx 3.5 acres.

*SECURITY* 1g. Fenced.

*STRUC. USE* 1h. Light industrial.

*REF. MAP* 2. See attached.

*PRODUCTS USED/STAINED* 3a. wood stain, sealer, lacquer, acetate, thinner.

*SUBSTRATE CHARACTERISTICS* 3b. thinner w/stain & lacquer.

*VOLUME USED GENERATED* 3c. use 3000 gal; product waste 60- 75 gal; max. 25 gal. stored.

*ON-SITE TREATMENT* 3d. None.

*POLYMERIZATION OF SOLIDS* 3e. One 25 gal. drum.

*WASTES REMOVED* 3f. Thinner w/stain & lacquer picked up by Envirotech Systems, Inc. and delivered to Sol-Pro, Inc., Tacoma for disposal.

*SPLS* 3g. None.

Prior  
HAZ SUB  
USS  
AT SITE

3h. None.

PERMITS

4a. None.

PATENT

5a. Neighbor had tests performed. No contamination found.

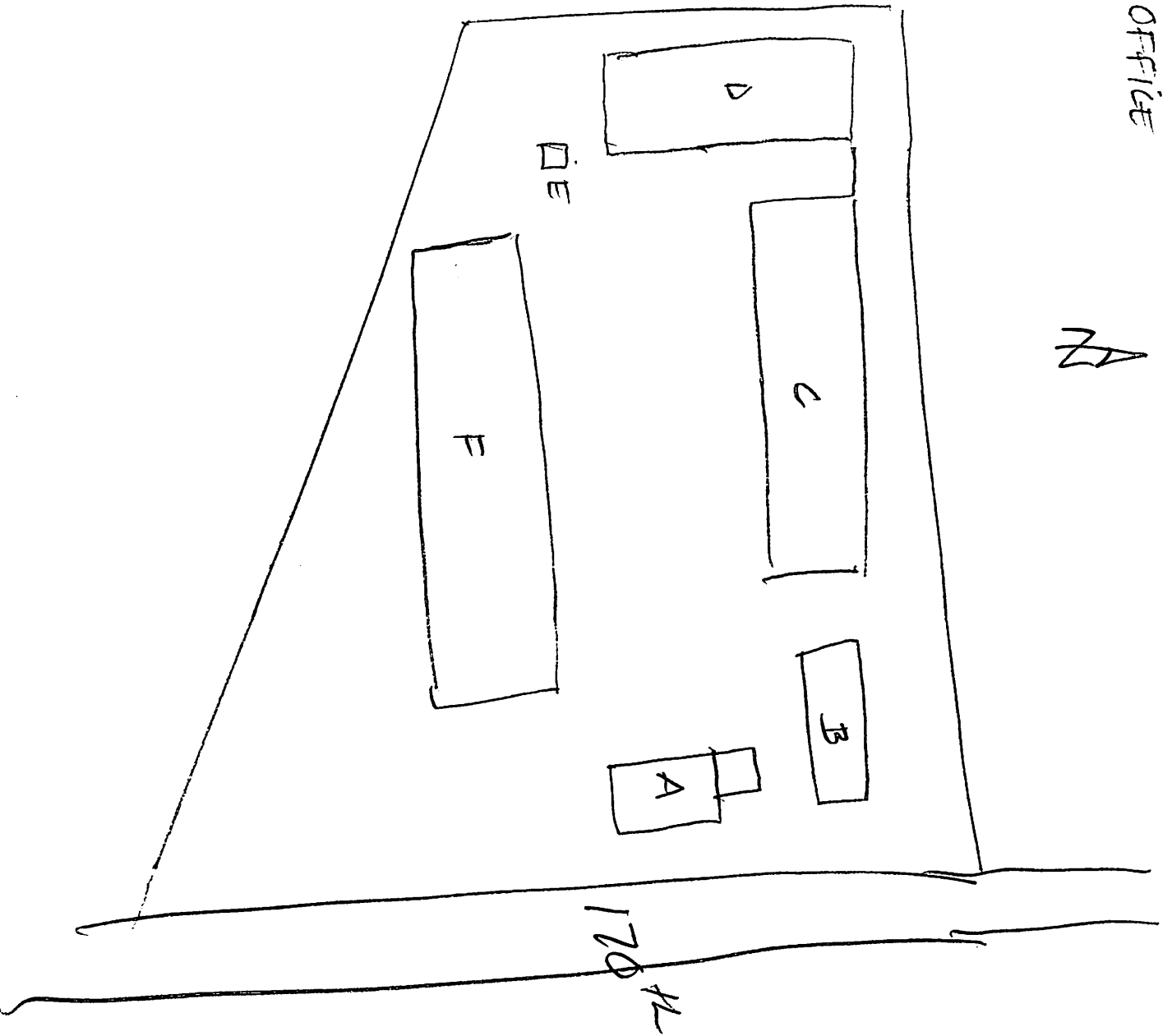
CLAIMS

5b. None.

end

- A. MODEL HOME + SALES OFFICE
- B. OFFICE
- C. STORAGE
- D. WOODSHOP
- E. PAINT MATERIALS
- F. STORAGE

N



CERTIFIED MAIL NO. P 244 733 747  
RETURN RECEIPT REQUESTED

Oregon

October 5, 1995

DEPARTMENT OF  
ENVIRONMENTAL  
QUALITY

NORTHWEST REGION

Mr. Peter Marsh  
Pacific Crest Building Supply, Incorporated  
1111 SW 170th Avenue  
Aloha, OR 97006

Re: **Site Assessment Information  
Request**  
Pacific Crest Building  
Supply  
Aloha, Oregon  
Washington County  
ECSI ID # 1008

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Mr. Peter Marsh  
October 5, 1995  
Page 2

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We appreciate your cooperation in this matter.

Sincerely,



Steve Fortuna  
Site Assessment Specialist  
DEQ Northwest Region

Enc: Site Assessment Information Request

cc: Heather Schijf, Coordinator, Site Assessment Program  
ECSI file # 1008

# U.S. DEPARTMENT OF LABOR

WAGE AND LABOR STANDARDS ADMINISTRATION  
Bureau of Labor Standards

## MATERIAL SAFETY DATA SHEET

SECTION I	
MANUFACTURER'S NAME	EMERGENCY TELEPHONE NO.
ADDRESS (Number, Street, City, State, and ZIP Code)	
CHEMICAL NAME AND SYNONYMS Not applicable	TRADE NAME AND SYNONYMS SC Solvent #2B
CHEMICAL FAMILY Petroleum Hydrocarbon	FORMULA Not applicable

SECTION II HAZARDOUS INGREDIENTS					
PAINTS, PRESERVATIVES, & SOLVENTS	%	TLV (Units)	ALLOYS AND METALLIC COATINGS	%	TLV (Units)
PIGMENTS			BASE METAL		
CATALYST			ALLOYS		
VEHICLE			METALLIC COATINGS		
SOLVENTS See Section V			FILLER METAL PLUS COATING OR CORE FLUX		
ADDITIVES			OTHERS		
OTHERS					
HAZARDOUS MIXTURES OF OTHER LIQUIDS, SOLIDS, OR GASES				%	TLV (Units)
CHEX 265				22%	
Xylene				78%	100 ppm

SECTION III PHYSICAL DATA			
BOILING POINT (°F.)	277	SPECIFIC GRAVITY (H <sub>2</sub> O=1)	0.839
VAPOR PRESSURE (mm Hg.) @ 68° F	4.8	PERCENT VOLATILE BY VOLUME (%)	100%
VAPOR DENSITY (AIR=1)	4.0	EVAPORATION RATE (Toluene = 1)	0.12
SOLUBILITY IN WATER	Negligible		
APPEARANCE AND ODOR	Clear and Characteristic		

SECTION IV FIRE AND EXPLOSION HAZARD DATA			
FLASH POINT (Method used)	81° F TCC	FLAMMABLE LIMITS	1.0 <sup>L</sup> 7.0 <sup>U</sup>
EXTINGUISHING MEDIA	Water spray - CO <sub>2</sub> - Foam - Dry Chemical		
SPECIAL FIRE FIGHTING PROCEDURES	None		
UNUSUAL FIRE AND EXPLOSION HAZARDS	None		

**MATERIAL SAFETY DATA SHEET**  
 FOR COATINGS, RESINS AND RELATED MATERIALS  
 (Approved by U.S. Department of Labor 'Essentially Similar' to form OSHA-20)

1986

MANUFACTURER'S NAME  
**THE SHERWIN-WILLIAMS COMPANY**  
 101 Prospect Avenue N.W.  
 Cleveland, Ohio 44115

EMERGENCY TELEPHONE NO.  
 (216) 566-2917

DATE OF PREPARATION  
 11-Jun-86

INFORMATION TELEPHONE NO.  
 (216) 566-2902

-----  
**Section I -- PRODUCT IDENTIFICATION**  
 -----

PRODUCT NUMBER  
**R99 K Y11 #22 LACQ THINNER**

\* - Trade Mark

PRODUCT NAME  
**Portland Thinner #19.**

PRODUCT CLASS  
 Reducer

-----  
**Section II -- HAZARDOUS INGREDIENTS**  
 -----

CAS No.	INGREDIENT	% by WEIGHT	ACGIH-TLV	OSHA-PEL	UNITS	V.P.
64742-48-9	V. H. & P. Naphtha.	25	300		PPH	12.0
108-88-3	Toluene,	15	100	200	PPH	22.0
1330-20-7	Xylene,	20	100	100	PPH	5.9
67-63-0	2-Propanol	10	400	400	PPH	33.0
78-83-1	2-Methyl-1-propanol	10	50	100	PPH	8.7
10-19-0	Isobutyl Acetate,	25	150	150	PPH	12.5

-----  
**Section III -- PHYSICAL DATA**  
 -----

EVAPORATION RATE -- Slower than Ether  
 VAPOR DENSITY -- Heavier than Air  
 BOILING RANGE (F) 178 - 325  
 % VOLATILE VOLUME 100.0  
 WT/GAL 6.85

-----  
**Section IV -- FIRE AND EXPLOSION HAZARD DATA**  
 -----

FLAMMABILITY CLASSIFICATION  
 RED LABEL -- Flammable, Flash below 100 F  
 FLASH POINT 62 F TCC  
 LEL 0.9

**EXTINGUISHING MEDIA**

Carbon Dioxide, Dry Chemical, Foam

**UNUSUAL FIRE AND EXPLOSION HAZARDS**

Keep containers tightly closed. Isolate from heat, electrical equipment, sparks, and open flame. Closed containers may explode when exposed to extreme heat. Application to hot surfaces requires special precautions. During emergency conditions overexposure to decomposition products may cause a health hazard. Symptoms may not be immediately apparent. Obtain medical attention.

**SPECIAL FIRE FIGHTING PROCEDURES**

Full protective equipment including self-contained breathing apparatus should be used. Water spray may be ineffective. If water is used, fog nozzles are preferable. Water may be used to cool closed containers to prevent pressure build-up and possible autoignition or explosion when exposed to extreme heat.

JUN 30 1986  
BR #4383

**MATERIAL SAFETY DATA SHEET**  
FOR COATINGS, RESINS AND RELATED MATERIALS  
(Approved by U.S. Department of Labor 'Essentially Similar' to form OSHA-20)

MANUFACTURER'S NAME  
**THE SHERWIN-WILLIAMS COMPANY**  
101 Prospect Avenue N.W.  
Cleveland, Ohio 44115

EMERGENCY TELEPHONE NO.  
(216) 566-2917

DATE OF PREPARATION  
5-Jun-86

INFORMATION TELEPHONE NO.  
(216) 566-2902

-----  
**Section I -- PRODUCT IDENTIFICATION**  
-----

PRODUCT NUMBER

\* - Trade Mark

**T99 F X76**

PRODUCT NAME

**SHER-WOOD\* Custom Varnish**

PRODUCT CLASS

Alkyd-Cellulose Nitrate Lacquer

-----  
**Section II -- HAZARDOUS INGREDIENTS**  
-----

CAS No.	INGREDIENT	% by WEIGHT	ACGIH-TLV	OSHA-PEL	UNITS	V.P.
64742-48-9	V. M. & P. Naphtha.	15	300		PPH	12.0
108-88-3	Toluene.	10	100	200	PPH	22.0
1330-20-7	Xylene.	10	100	100	PPH	5.9
67-56-1	Methanol	<5	200	200	PPH	92.0
64-17-5	Ethanol	<5	1000	1000	PPH	44.0
67-63-0	2-Propanol	5	400	400	PPH	33.0
71-36-3	1-Butanol	<5	50	100	PPH	5.5
78-83-1	2-Methyl-1-propanol	<5	50	100	PPH	8.7
67-64-1	Acetone.	<5	750	1000	PPH	180.0
78-93-3	Methyl Ethyl Ketone.	5	200	200	PPH	70.0
110-43-0	Methyl n-Amyl Ketone.	<5	50	100	PPH	2.1
110-19-0	Isobutyl Acetate.	15	150	150	PPH	12.5
108-65-6	1-Methoxy-2-Propanol Acetate	<5	Not Established			1.8
117-81-7	Bis(2-ethylhexyl) Phthalate.	<5	5.0		M3/M3	

-----  
**Section III -- PHYSICAL DATA**  
-----

EVAPORATION RATE -- Slower than Ether      VAPOR DENSITY -- Heavier than Air  
BOILING RANGE (F)      % VOLATILE VOLUME      WT/GAL  
132 - 325      81.8      7.47

-----  
**Section IV -- FIRE AND EXPLOSION HAZARD DATA**  
-----

FLAMMABILITY CLASSIFICATION      FLASH POINT      45 F PMCC      LEL      0.9

RED LABEL -- Flammable; Flash below 100 F

EXTINGUISHING MEDIA

Carbon Dioxide, Dry Chemical, Foam

UNUSUAL FIRE AND EXPLOSION HAZARDS

Keep containers tightly closed. Isolate from heat, electrical equipment, sparks, and open flame. Closed containers may explode when exposed to extreme heat. Application to hot surfaces requires special precautions. During emergency conditions overexposure to decomposition products may cause a health hazard. Symptoms may not be immediately apparent. Obtain medical attention.



## Department of Environmental Quality

811 SW SIXTH AVENUE, PORTLAND, OREGON 97204-1390 PHONE (503) 229-5696

July 26, 1988

Tim Lindsey  
Manager  
Pacific Crest Supply  
1111 SW 170th  
Aloha, OR 97005

Re: HW-Washington County  
Pacific Crest Supply

Dear Mr. Lindsey:

On March 9 and June 13, 1988 I made inspections of your facility to investigate alleged practices of dumping "lacquer" and other "residues". Attached is a copy of my inspection report.

I was pleased to hear from you that Pacific Crest has retained professional assistance to assist in proper waste solvent disposal, and in the construction plans for a waste drum storage area. I am requesting that you acknowledge in writing by not later than August 15, 1988 when the storage area is completed, and include a description of your new waste disposal program.

If you have any questions, please call me at 229-5296.

Sincerely,

Don L. Peters  
Sr. Environmental Analyst  
Northwest Region

Enclosure

cc: Hazardous Waste Section, DEQ  
Enforcement Section, DEQ

Number: 3830

Date: 4-12-88

Time: 8:15A

Pollution Type:

POLLUTION COMPLAINT

AQ  SW  WQ  ODOR   
BYB  HW  OSS

Date and Time Observed: "ONGOING"

Source: Pacific Crest Supply Cole's: \_\_\_\_\_  
1111 SW 170th

Location: Aloha  
Street Address

City: Wash County: Wash Zip: 97005 Phone: 645-3508

Description: Dumps residue from 55 gallon drums by  
TURNING OVER ON GRAVEL AND GROUND, LAQUER and solvents.  
ONGOING for AT least ~10 years. Barrels used for SCRAP wood.  
Houses ~20' away; creek ~40 yds away. Houses sick.

(see 3/1/88 similar complaint)

Reported by: Write report  
men  
Violation on  
solvent?  
CEL  
@ complete complaint

Conf.   
Yes   
No

Ad  Ci  Zip: \_\_\_\_\_  
County: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Complaint taken by: DLP Referred to: DLP

Action taken: 6/13/88 2nd site inspection. Observed no evidence  
of soil contamination. Inspected plant site and  
creek nearby - no evidence. Report will follow  
in HW file - over. Case resolved

Referred to (Agency or Person) \_\_\_\_\_ Date: \_\_\_\_\_  
Site Visit Yes  No  Source Info. Updated Yes  No   
Complainant Contacted Yes  No  Date 4/12/88  
Date Resolved 7/28/88  
Correspondence Attached Yes  No  To Follow \_\_\_\_\_  
File Under \_\_\_\_\_

3-8-88

Memorandum

To: All Pacific Crest Employees

From: Tim

Re: Waste Disposal

Monday I received a call from a gentleman with Pollution Control. He informed me that his office had gotten a complaint about our company but at this time, the informer wished to stay anonymous. The complaint was two part. The first being overspray omission into the air from our spray operation. This was the lesser of his concerns and was pleased that we were taking steps to upgrade the spray shop vent system. He felt the second part may be more serious. It involves the dumping of residue from buckets and drums on the ground. He is afraid that these may get into the ground and then go into the stream down the hill by the rail road track. He was not able to make a site visit yet, so nothing has been seen first hand. To eliminate any further problem, I have asked Glenn to place two drums outside the spray shop. One is for used thinners and solvents, the other for any other liquid wastes. In the future all waste will be dumped into these containers which will then be removed by reclaimers. Anybody not using the proper container will be breaking company policy and therefor subject to dismissal. I had already asked that empty drums be gathered up and placed by the gate for pickup, so let's all work to keep a clean work place and a clean community. Your good efforts will benefit us all.

Thanks for your help,

Tim



Number: 2280

Date: 3/1

Time: 4:02

Pollution Type:

POLLUTION COMPLAINT

AQ \_\_\_\_\_ SW \_\_\_\_\_ WQ \_\_\_\_\_ ODOR \_\_\_\_\_  
BYB \_\_\_\_\_ HW \_\_\_\_\_ OSS \_\_\_\_\_

Date and Time Observed: ongoing

Source: Pacific Crest Bldg Supply Cole's: \_\_\_\_\_

Location: 1111 S.W. 170th  
Street Address

Beaverton Wash 97005 645-3508  
City County Zip Phone

Description: Dumping lacquer from  
nearly empty barrels on gravel  
outside of bldg. - Other chemicals  
also - overspray from painting  
drifts outside - Creek nearby.  
Reported by: Name: Ground Custy

Conf.  Address: \_\_\_\_\_  
Yes  City: \_\_\_\_\_ Zip: \_\_\_\_\_  
No  County: \_\_\_\_\_ Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Complaint taken by: JTB Referred to: Chas. D. Peters

Action taken: 3/3<sup>135P</sup> talked to complainant 3/3 2:28 w/same and talked  
to Mr. Tim Lindsey, plant manager. He did not deny ~~any~~ validity of  
complaint but said he would rectify problem. He said that he is  
in process of installing time control system for overspray (by 4/30/88).  
I told him that I might be out for inspection in near future.

Referred to (Agency or Person) \_\_\_\_\_ Date: \_\_\_\_\_  
Site Visit Yes  No \_\_\_\_\_ Source Info. Updated Yes \_\_\_\_\_ No \_\_\_\_\_  
Complainant Contacted Yes  Date 3/3 4:35p  
Date Resolved 7-28-93  
Correspondence Attached Yes \_\_\_\_\_ No \_\_\_\_\_ To Follow \_\_\_\_\_  
File Under \_\_\_\_\_

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

INTEROFFICE MEMORANDUM

DATE: June 16, 1988

TO: File

FROM: DLPeters-NWR 

SUBJECT: HW-Washington County  
Pacific Crest Supply

On March 9, 1988 and again on June 13, 1988 I made inspections of the Pacific Crest Building Supply facility located at 1111 SW 170th, Beaverton, OR 97006. The purpose of these inspections was to investigate alleged practices of dumping of "lacquer" and other "residues". These alleged practices were reported in the form of pollution complaints; refer to 4-12-88 and 3-1-88 complaints. Additional justification for these inspections was to determine Pacific Crest's compliance status with the Department's hazardous waste management regulations. Mr. Tim Lindsey, Manager, telephone 645-3508, represented the company during the inspections.

The two complaints originated from separate parties, both confidential. Both reported past practices of dumping residues from drums directly onto the gravel soil surface, outside of the buildings and on the facility property. One complainant reported that this practice has been ongoing for an estimated 10 years. The other complainant reported solvent overspray odors from a painting operation. Both reported that a creek was nearby. One reported of sick horses kept on adjoining property, and that the residue was very noticeable and inches thick.

During the first inspection, March 1, 1988, I concluded that Pacific Crest Building Supply was a conditionally exempt small quantity generator of hazardous waste. I informed Lindsey that as such, the company would still have to identify all hazardous waste generated, and send the waste to an approved facility. During the inspection of the outside property I did not observe any evidence of soil or gravel contamination. There were numerous empty drums on site which were used as trash containers. The small amount of waste solvents generated from a paint booth operation was accumulated in a single unmarked 55 gallon drum. Lindsey estimated that the company generates approximately 5-10 gallons of waste lacquer thinner per month. MSDSs for the thinners are attached. I informed him that this rate is close to the limit for a CEG, and that he should track his generation rate more closely to achieve a more accurate estimate. There was a very small patch of moist looking gravel by the single accumulation drum, and

Memo to: File  
June 16, 1988  
Page 2

Lindsey acknowledged that it was spilled solvent; refer to the photograph taken and in the file-NWR. I requested that he clean up the spot, removing the contaminated gravel. Lindsey is a new manager for the company and could not completely testify to past company practices. He did say that old empty drums had been left as trash and unwanted lumber containers, and historically have been punctured on the bottom to allow for rainwater drainage. I informed him that this was not a good practice, and he responded that he was in the process of getting the drums off site. Shortly after I contacted Lindsey to discuss the first complaint, he prepared a company directive letter to all company employees addressing the complaint and future waste solvent management (copy attached). I had an EPA Registration package sent to the company should they want or need a generator number in order to manifest any waste solvent.

Lindsey reviewed the plans for installation of a new paint fume filtering system, which was later discussed with Ray Potts-AQ. I did not notice any objectionable odors from the painting booth vents.

On June 13, 1988 I made a follow up inspection. I reviewed the second complaint with Lindsey, and emphasized that the nature of this complaint was pertaining to past practices. The previous moist patch of soil near the solvent drum was cleaned up. The drum was in good condition and covered. I inspected the outside area once again trying to evaluate areas not previously inspected. Again, no evidence of soil or gravel contamination was observed. Lindsey and I walked over to some adjoining property and did observe a creek running through a horse pasture. No evidence of contamination was observed.

The company has retained professional assistance to assist in proper waste solvent disposal, and in the construction of a waste drum storage area. Soil samples will be taken for analysis from the historic waste drum storage area. Lindsey opened the waste solvent drum and explained that the volume in the drum at that time was the total volume generated since my last inspection. I estimate the generation rate to be approximately one(1) gallon per month.

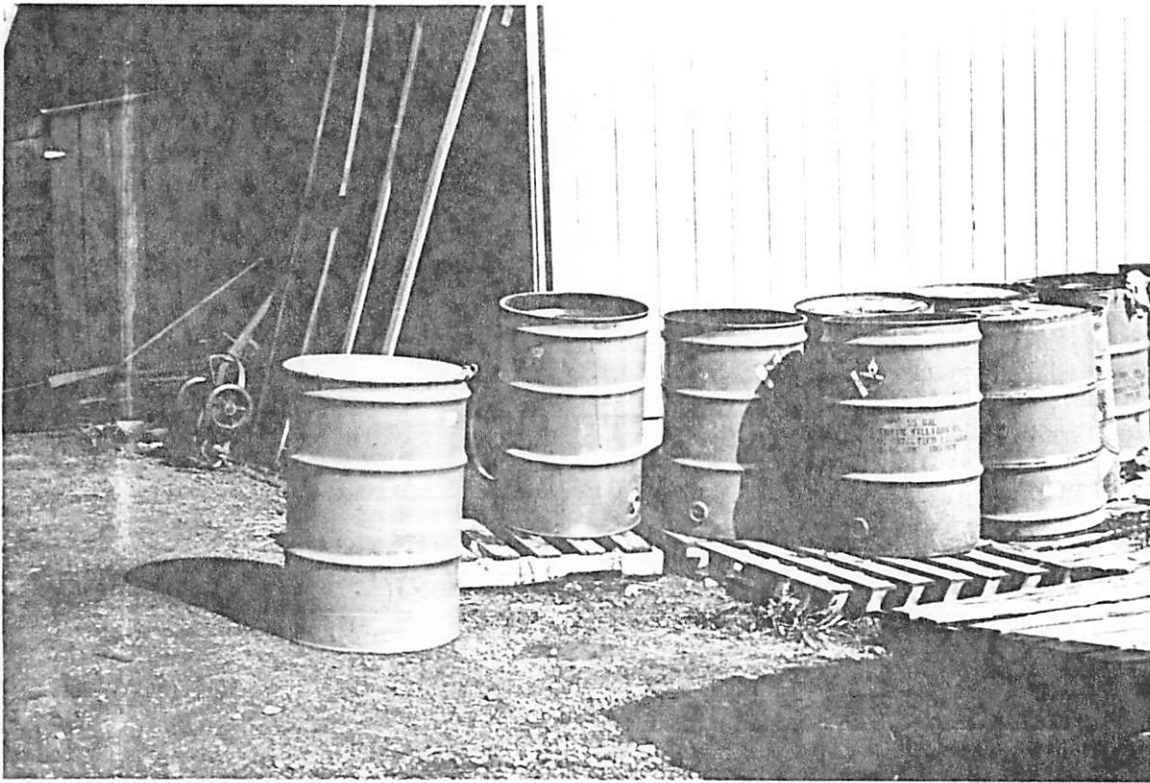
The new paint fume control system had been installed. I did notice some faint solvent odors downwind at the property boundary, but would not consider them significantly unpleasant.

cc: Hazardous Waste Section, DEQ  
Environmental Cleanup Division, DEQ  
Enforcement Section, DEQ

Pacific Crest Supply - HW - Washington Co.

3-9-88 inspection

DL Peters - NW



Photos depict  
historical <sup>WASTE</sup> SOLVENT  
collection drum  
(one at left  
of other drums  
with white lid)  
and acknowledges  
solvent spill  
to right of drum.  
Refer to

6-16-88

inspection  
Report on file.





# Environmental Cleanup Site Information

## Site Summary Report

for site #1008 - Pacific Crest Supply

State of Oregon  
Department of  
Environmental  
Quality

### General Information

<b>Site ID:</b> 1008	<b>Investigative Status:</b> Suspect
<b>Name:</b> Pacific Crest Supply	<b>Further Action Priority:</b> Low
<b>Aliases/Other Site Names:</b> Pacific Building Supply, Incorporated	
<b>Address:</b> 1111 SW 170th AVE, Aloha, 97006	<b>Cerclis #:</b>
<b>Region:</b> Northwest Region	<b>NPL Site:</b> No
<b>County:</b> Washington	<b>Orphan Site:</b> No
<b>Remedial Action Funding:</b>	<b>Brownfield:</b>
<b>Site Location:</b> Along SW 170th Avenue, near the Oregon Electric Rail Lines. North of Highway 8, south of Walker Road. Eastern edge of Aloha.	<b>Study Area:</b> No

### Property

<b>Township/Range/Section:</b> 1.00S, 1.00W, 6	<b>Tax Lots:</b> 1S/1W-6Db Lot 200
<b>Latitude:</b> 45deg. 30' 41.80"(45.5116)	<b>Site Size:</b> 3.98 Acres
<b>Longitude:</b> -122deg. 51' 9.40"(-122.8526)	

### Study Areas

Study Area ID	Study Area	Site Association to Study Area
2338	V.A.- High-Density Well Areas	Included within the Study Area but not yet suspected

## Facilities/Operation

**Name:** Pacific Crest Building Supply, Inc.  
**Comment:** Adair Homes, Incorporated (home builders and gen. contractors) at same address (owner P. Marsh).  
**Years Of Operation:** 1986 to 1995  
**Operating Status:** Active  
**SIC Codes:** 5211 - BUILDING MATERIALS DEALERS

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### Permits

Number	Type	Issued By	Comments
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### General Site Description:

### Site History:

**Contamination:** Two separate complaints during 1988 alleged that solvents had been discharged to the ground for at least 10 years at the site. A complaint follow-up inspection by a DEQ HW inspector June 16, 1988, found soil staining at the site. However, the full extent of soil contamination, or soil contaminant identity, were never determined.

**Manner of Release:** Solvents discharged to soils by draining residue from solvent drums, and through spillage.

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## Substances

### Substance Name:

Medium	Substance Data	Evidence	Date	Sample Depth
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### Date Released:

### Quantity Released:

### General Comment:

### Media Comments:

### Release Comments:

### Source of Information:

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**Hazardous Substance/Waste Types:** Solvents may have been disposed of on-site. Solvents of interest include xylenes, toluene, methanol, ethanol, isopropanol, n-butanol, 2-methylpropanol, acetone, MEK, methyl amyl ketone, methoxy-2-propanol acetate, bis(2-ethylhexyl)phthalate. No documented releases, though.

**Media Contamination:** Surface soil contamination documented in DEQ HW photographs from 1988. Unknown if deeper soils, groundwater or nearby surface waters (Beaverton Creek tributary) have been contaminated. Nearby monitoring wells (Tri-Met Menlo Garage had static water levels of 3- to 5-feet bgs.

**Pathways & Other Hazards:** Concerns about potential shallow groundwater contamination (shallow domestic wells in area), surface water contamination through simple runoff or groundwater discharge (Beaverton Creek tributary).

**Health Threats:**

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### Investigative, Remedial, and Administrative Actions

Action	Start Date	Completion Date	Responsible Staff	Agency	Region	Lead Program
Site added to database	8/4/88		John Odisio	DEQ	HQ	SAS
	<b>Comment:</b>					
Site Screening recommended (EV)	2/12/94	2/12/94	Daniel Crouse	DEQ	HQ	SAS
	<b>Comment:</b>					
SITE EVALUATION	9/18/95	9/25/95	Stephen Fortuna	DEQ	NWR	SAS
	<b>Comment:</b>	Federal Screening				
State Basic Preliminary Assessment recommended (PA)	7/10/96	7/10/96	Stephen Fortuna	DEQ	NWR	SAS
	<b>Comment:</b>					

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**Remedial Action:**

**Data Sources:** NWR HW source file; inspection reports; correspondence from owner and/or operator; Complaint Form.

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### Associated Parties

<b>Name:</b>	Edmund C. Rupprecht	<b>Organization:</b>	Pacific Crest Building Supply Inc.
<b>Title:</b>	Property Co-owner	<b>Address:</b>	1111 SW 170th Ave Beaverton, OR 97006-4220
<b>Phone:</b>		<b>Last Updated:</b>	By: SFORTUN On: 09/25/1995
<b>Affiliation:</b>	Legal Owner		
<b>Affiliation Status:</b>	Inactive		
<b>Party Comment:</b>		<b>Affiliation Comment:</b>	Property Co-owner

**Name:** Peter Marsh  
**Title:** Property Co-owner, business owner  
**Phone:** (503) 645-3508  
**Affiliation:** Legal Owner  
**Affiliation Status:** Inactive  
**Party Comment:** 1111 SW 170th Ave  
 Beaverton OR 97006

**Organization:** Pacific Crest Building Supply Inc.  
**Address:** 1111 SW 170th Ave  
 Beaverton, OR 97006-4220  
**Last Updated:** By: SFORTUN On: 10/20/1995  
**Affiliation Comment:** Property Co-owner ; business owner and operator

**Name:** Tim Lindsey  
**Title:** Manager\_(Former)  
**Phone:** (503) 645-3508  
**Affiliation:** Contact  
**Affiliation Status:** Active  
**Party Comment:**

**Organization:** Pacific Crest Building Supply Inc.  
**Address:** 1111 SW 170th Ave  
 Beaverton, OR 97006-4220  
**Last Updated:** By: SFORTUN On: 10/04/1995  
**Affiliation Comment:** Former Manager

**Name:** Peter Marsh  
**Title:** Property Co-owner, business owner  
**Phone:** (503) 645-3508  
**Affiliation:** Facility Operator  
**Affiliation Status:** Inactive  
**Party Comment:** 1111 SW 170th Ave  
 Beaverton OR 97006

**Organization:** Pacific Crest Building Supply Inc.  
**Address:** 1111 SW 170th Ave  
 Beaverton, OR 97006-4220  
**Last Updated:** By: SFORTUN On: 10/20/1995  
**Affiliation Comment:**

**Site Ownership:**

**Projects**

Project ID	Name	Start Date	End Date

**Last Update**

**By:** GWISTAR  
**On:** December 02, 2003

ENVIRONMENTAL CLEANUP SITE INFORMATION  
SITE SUMMARY REPORT

July 10, 1996 05:05 pm

=====

SITE ID: 1008    SITE NAME: Pacific Crest Supply    CERCLIS NO:

ALIASES: Pacific Building Supply, Incorporated

ADDRESS: 1111 SW 170th AVE Aloha 97006

COMMENTS: Along SW 170th Avenue, near the Oregon Electric Rail Lines. North of Highway 8, south of Walker Road. Eastern edge of Aloha. North of St. Mary's Boys Home, Beaver Acres School, and Beaverton Creek. In Elmonica.

COUNTY: WASHINGTON    REGION: NWR

INVG STATUS: SUS    NPL SITE: N    ORPHAN SITE: N    STUDY AREA: N

PROPERTY:    TWNSHP/RANGE/SECT: 1S,1W,6    TAX LOTS: 1S/1W-6Db Lot 200

LATITUDE: 45 deg.30'38.8"    LONGITUDE: 122 deg.51'2.6"    SITE SIZE: 3.98 Acres

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<u>STUDY AREAS:</u>	<u>STUDY ID</u>	<u>STUDY NAME</u>	<u>INVG STATUS</u>
	1544	Lower Willamette River Basin Study Area (LWRBSA)	XCN

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FACILITIES:    NAME: Pacific Crest Building Supply, Inc.  
COMMENTS: Adair Homes, Incorporated (home builders and gen. contractors) at same address (owner P. Marsh).  
YEARS OF OPERATION: 1986 to 1995  
SIC CODES: 5211,    OPERATING STATUS: Active

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HAZARDOUS SUBSTANCES/WASTE TYPES:

Solvents, lacquer thinner, varnish

MANNER AND TIME OF RELEASE:

Solvents discharged to soils by draining residue from solvent drums, and through spillage.

CONTAMINATION INFORMATION:

Solvents may have been disposed of onsite. Solvents of interest include xylenes, toluene, methanol, ethanol, isopropanol, n-butanol, 2-methylpropanol, acetone, mek, methyl amyl ketone, methoxy-2-propanol acetate, bis(2-ethylhexyl)phthalate. No documented releases,

SITE ID: 1008

Pacific Crest Supply

SITE SUMMARY REPORT

=====  
 though.

PATHWAYS:

Concerns about potential shallow groundwater contamination (shallow domestic wells in area), surface water contamination through simple runoff or ground- water discharge (Beaverton Creek tributary).

HAZARDOUS SUBSTANCES

<u>SUBSTANCE</u>	<u>RELEASE AREAS</u>	<u>COMMENTS</u>
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SUBSTANCE CONTAMINATION

<u>SUBSTANCE</u>	<u>MEDIA CONTAMINATED</u>	<u>CONCENTRATION LEVEL</u>	<u>EVIDENCE</u>	<u>OBSERV. DATE</u>
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MEDIA CONTAMINATION COMMENTS:

Surface soil contamination documented in DEQ HW photographs from 1988. Unknown if deeper soils, groundwater or nearby surface waters (Beaverton Creek tributary) have been contaminated. Nearby monitoring wells (Tri-Met Menlo Garage had static water levels of 3- to 5-feet bgs.

INVESTIGATIVE, REMEDIAL, AND ADMINISTRATIVE ACTIONS

<u>ACTION</u>	<u>START DATE</u>	<u>COMPL. DATE</u>	<u>RESP. STAFF</u>	<u>AGENCY CODE</u>	<u>REGION</u>	<u>LEAD PROGRAM</u>
Site added to database	04-AUG-88		John Odisio	DEQ	HQ	SAS
Site Screening recommended (EV)	12-FEB-94	12-FEB-94	Dan Crouse	DEQ	HQ	SAS
SITE EVALUATION Priority for Further Action: LOW COMMENTS: Federal Screening	18-SEP-95	25-SEP-95	Steve Fortuna	DEQ	NW	SAS

SITE ID: 1008 Pacific Crest Supply

## SITE SUMMARY REPORT

State Basic Preliminary Assessment 10-JUL-96  
 recommended (PA)

Steve Fortuna

DEQ

NW

SAS

Priority for Further Action: LOW  
 .....

PARTY INFORMATIONSITE CONTACT:

Tim Lindsey  
 Manager (Former)  
 Pacific Crest Supply  
 1111 SW 170th  
 Aloha, OR 97006  
 PHONE: (503) 645-3508

ASSOCIATED PARTIES  
NAME AND ADDRESS

AFFILIATIONAFFILIATION STATUS

INFORMATION  
AS OF DATE

Peter Marsh  
 Property Co-owner, business owner  
 Pacific Crest Building Supply, Inc.  
 1111 SW 170th Avenue  
 Aloha, OR 97006  
 503-645-3508 ( )  
 COMMENTS: Property Co-owner ; business owner and operator

Legal Owner

20-OCT-95

Edmund C Rupprecht  
 Property Co-owner  
 Pacific Crest Building Supply, Inc.  
 1111 SW 170th Avenue  
 Aloha, OR 97006  
 ( )  
 COMMENTS: Property Co-owner

Legal Owner

25-SEP-95

Peter Marsh  
 Property Co-owner, business owner  
 Pacific Crest Building Supply, Inc.  
 1111 SW 170th Avenue  
 Aloha, OR 97006  
 503-645-3508 ( )  
 COMMENTS:

Facility Operator

20-OCT-95

SITE ID: 1008 Pacific Crest Supply SITE SUMMARY REPORT  
=====

DATA SOURCES: NWR HW source file Inspection reports Correspondence FROM owner and/or operator Complaint form

LAST UPDATED BY: sxf DATE: 10-JUL-96

( site\_report.rpt )

**DEQ SITE ASSESSMENT PROGRAM - STRATEGY RECOMMENDATION**

**Site Name:** Pacific Crest Supply

**Site CERCLIS Number:** None

**DEQ ECSI Number:** 1008

**Site Address:** 1111 SW 170th Avenue  
Beaverton, OR 97006

**Recommendation By:** Steven Fortuna, Voluntary Cleanup and  
Site Assessment Section, DEQ Northwest  
Region

**Approved By:** Michael E. Rosen, Manager, Voluntary  
Cleanup and Site Assessment Section, DEQ  
Northwest Region

**Date:** October 23, 1995

**Background:**

Pacific Crest Building Supply, Incorporated, is a manufacturer and distributor of prehung doors and prefinished wood cabinets, located along Southwest 170th Avenue just south of Baseline Road in Aloha (see Figures 1 through 3). The company is a subsidiary of Adair Homes, Incorporated, a home builder, general contractor, and modular home dealership which has offices and operations at the same address. City directories indicate that Adair Homes has been at the site since 1973, but there is no listing for Pacific Crest Building Supply until 1986. The site was previously agricultural land.

Oregon DEQ's Northwest Region received confidential Pollution Complaints about Pacific Crest Supply from two separate individuals during 1988. The first Complaint (#228D; March 1, 1988) alleged the operation was discharging residual lacquer and other chemicals to the ground from nearly empty barrels, and that overspray from painting operations was drifting outside the facility. The second Complaint (#383D; April 12, 1988) also alleged that residue from 55 gallon drums was being discharged to the ground, but further explained that it had been an ongoing practice for about 10 years, and that horses pastured about 20 feet away had become sick. The complainant also emphasized that a creek was located within about 40 yards of the facility. A DEQ summary memo (June 16, 1988) indicates that, in follow-up discussions, one of the complainants alleged that residues were "very noticeable and inches thick".

In a March 3, 1988, telephone conversation with DEQ Northwest

Region staff, Pacific Crest Plant Manager Tim Lindsey did not deny the validity of the complaints. He explained, however, that he was a new manager for the company, and could not attest to historic practices.

A DEQ inspection of the facility and grounds on March 9, 1988, revealed no evidence of soil or gravel contamination. Numerous empty drums were observed being used as trash containers, and a single unmarked 55 gallon drum was being used to accumulate waste solvents. A small patch of moist-looking gravel was observed next to the waste solvent drum. The company was asked to clean up the apparent solvent spill and to improve waste solvent handling and storage practices. At that time, DEQ concluded that Pacific Crest was a Conditionally Exempt Small Quantity Hazardous Waste Generator, although their rate of waste generation might have been very near the upper limit for that designation.

Material Safety Data Sheets for chemical products commonly used at the Pacific Crest site were supplied to DEQ during the Hazardous Waste inspection. Those forms indicated the following product compositions:

- SC Solvent #2B:
 

Chevron 265	22%
Xylenes	78%
  
- Portland Thinner #19 (Sherwin-Williams Company):  
 (#22 Lacquer thinner; 100% volatiles)
 

Isobutyl acetate	25%
V.M.&P. naphtha	25%
Xylene	15%
Toluene	15%
Isopropanol	10%
Isobutanol	10%
  
- Sher-Wood Custom Varnish (Sherwin-Williams Company):  
 (an alkyd-cellulose nitrate lacquer; 81.8%  
 volatiles by volume)
 

Isobutyl acetate	15%
V.M.&P. naphtha	15%
Toluene	10%
Xylene	10%
Methyl ethyl ketone	5%
Isopropanol	5%
Methanol	<5%
Ethanol	<5%
n-Butanol	<5%
Isobutanol	<5%
Acetone	<5%
2-Heptanone	<5%
1-Methoxy-2-propanol acetate	<5%
bis (2-ethylhexyl) Phthalate	<5%

In a second follow-up inspection (June 13, 1988), DEQ examined site soils more thoroughly than during the previous inspection, and inspected the nearby creek. No evidence of contamination was observed. The inspector noted that the patch of moist soil, which was observed near the site's waste solvent drum during the previous inspection, had been cleaned up.

On August 19, 1992, CH2M HILL conducted a Phase I inspection of the site as part of the Tri-Met Westside Light Rail Project: Tri-Met's Westside Light Rail line will be constructed along former Burlington Northern Railroad right-of-way located along the site's south property line. CH2M HILL observed nothing at the site to indicate any environmental concerns.

I conducted an October 24, 1995, drive by of the site which indicated that most of the site has been paved with asphalt. The former Burlington Northern railroad bed had been excavated for construction of the new Tri-Met Westside Light Rail tracks, and Southwest 170th Avenue in the vicinity of the Pacific Crest site (between Baseline Road and the railroad tracks) was partially closed and had been excavated for widening and reconstruction. There was no indication of solvent contamination in the road or railbed excavations.

The area surrounding the Pacific Crest site is mostly former agricultural land that is rapidly undergoing development for residential and light industrial purposes. An intermittent, unnamed tributary to Beaverton Creek lies about 200 feet south of the site (see Figures 3 and 7). Elmonica Elementary School lies 0.2 miles to the northwest of the site. Beaver Acres Elementary School lies 0.5 miles to the south of the site. Tualatin Hills Nature Park (formerly St. Mary's Regional Park) lies 0.4 miles to the southeast.

There are records for 2 domestic wells, 3 irrigation wells, and 3 irrigation surface water intakes within the same Section as the Pacific Crest site (see Figure 6). The nearest well on record appears to be within about 500 yards to the northeast of the site. Wells in the area appear relatively shallow (75 feet deep). Monitoring wells within the United States Geological Survey (U.S.G.S.) Section indicate static water levels of 10 to 15 feet. The nearest surface water intakes lie along Beaverton Creek, at least 0.7 miles downstream from the site.

Soils at the site should have moderately slow permeability. Soil types along nearby Beaverton Creek, Willow Creek, and the unnamed tributary to Beaverton Creek suggest that the areas bordering each of these streams are wetland environments (see Figure 8).

National Oceanic and Atmospheric Administration precipitation data indicates that average annual rainfall for the Aloha area is somewhat less than 40 inches.

Oregon Department of Fish and Wildlife (ODF&W) indicates that Beaverton Creek has little recreational value. The creek supports

no anadromous fish. Although rainbow and cutthroat trout are present, ODF&W indicates that the stream is mostly populated with non-game fish and is of little importance to anglers. It is, however, considered significant habitat for waterfowl.

**Recommendation/Action:**

Two Pollution Complaints have been filed with DEQ alleging improper discharge of solvents at the site. The facility manager, at that time, could not deny that the practice had taken place, and was unfamiliar with site history. Two subsequent hazardous waste inspections by DEQ, and a Phase I Site Assessment inspection by CH2M HILL failed to detect any evidence of significant solvent discharges. An October 24, 1995, DEQ Site Assessment drive-by of the site indicated that most of the property has been blacktopped, so the site has essentially been capped. Further visual examination for soil staining is not possible.

Soil sampling should be conducted at the site to determine whether releases have occurred. With no visual evidence of releases, moderately low soil permeability at the site, and an essentially permanent cap on the site, the priority for this further investigation is low.

**Referrals Within or Outside DEQ:**

Copies of this Strategy Recommendation are being forwarded to EPA Region 10 Site Evaluation Section.

**Other:**

This site is currently listed on DEQ's ECSI database; it will be updated with information contained in this decision document, and to reflect Site Assessment's decision for further action at the site.

**References:**

Site Assessment has reviewed the following references in preparing this strategy recommendation:

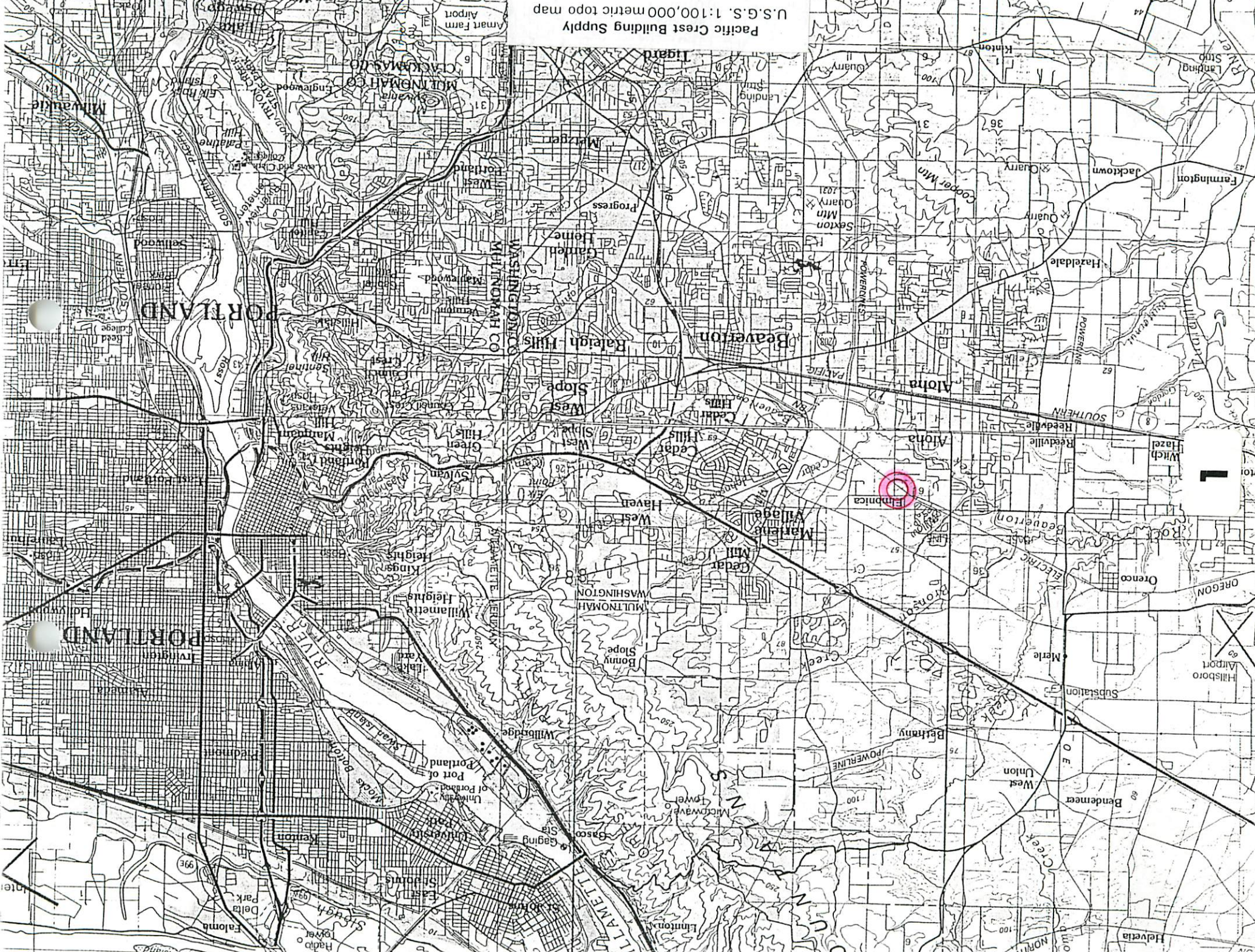
1. DEQ ECSI Site # 1008 file, DEQ Northwest Region:
  - Completed Site Assessment Information Request from Pacific crest Building Supply, October 17, 1995.
  - Page 14 from Westside Light Rail Project Technical Memo 4-1 for Line Section 7 and 8, Priority Properties, Tir-

Met Environmental and Hazardous Substance Services,  
December 10, 1992.

2. DEQ Northwest Region Hazardous Waste file for Pacific Crest Supply:
  - DEQ memo describing two Hazardous Waste inspections of the site following two separate confidential Pollution Complaints, June 16, 1988.
  - DEQ site inspection notes from Hazardous Waste inspection, March 9, 1988.
  - Material Safety Data Sheet for SC Solvent #2B.
  - Material Safety Data Sheet for Sher-Wood Custom Varnish.
  - Material Safety Data Sheet for Portland Thinner #19.
3. DEQ Northwest Region Pollution Complaint files:
  - Pollution Complaint #228D, confidential source, March 1, 1988.
  - Pollution Complaint #383D, a second confidential source, April 12, 1988.
4. Oregon Water Resources Department's Water Well Reports (WELLUSER) database.
5. Oregon Water Resources Department's Water Rights Information System (WRISUSER) database.
6. Oregon Department of Fish and Wildlife's Oregon River Information System (ORIS) database.
7. U.S. Geological Survey 7.5 minute topographic quad, Linnton Quadrangle, 1984.
8. U.S. Geological Survey 1:100,000-scale metric topographic map, Vancouver, 1979.
9. U.S. Geological Survey 1:100,000-scale metric topographic map, Oregon City, 1982.
10. Oregon State Highway Division map, Portland Area, Sheet 3, 1984.
11. Flood Insurance Rate Map, Washington County, Oregon, Panel Number 410238 0363 C, National Flood Insurance Program, 1987.
12. U.S. Department of Agriculture Soil Survey of Washington County, 1982.

**Attachments:**

- Figure 1: Pacific Crest Building Supply located on a composite of U.S.G.S. 1:100,000 metric topo maps: Vancouver, 1979; Oregon City, 1982.
- Figure 2: Pacific Crest Building Supply located on Oregon State Highway Division map, Portland Area, Sheet 3, 1984.
- Figure 3: Pacific Crest Building Supply located on a U.S.G.S. 7.5 minute topo map, Linnton, 1984.
- Figure 4: Pacific Crest Building Supply located on a Flood Insurance Rate Map, Washington County, Panel 410238 0363 C, 1987.
- Figure 5: Diagram of Pacific Crest Building Supply facilities, supplied for Site Assessment Information Request, 1995.
- Figure 6: Diagram of Pacific Crest Building Supply manufacturing facility, from DEQ Hazardous Waste complaint inspection report, 1988.



U.S.G.S. 1:100,000 metric topo map  
Pacific Crest Building Supply

PORTLAND

PORTLAND

WILLAMETTE RIVER

Alton

Lindbergh

OREGON

Hillsboro Airport

HELVETIA

DELTA PARK

FALOMBA

STRENGTH

UNIVERSITY

PORTLAND

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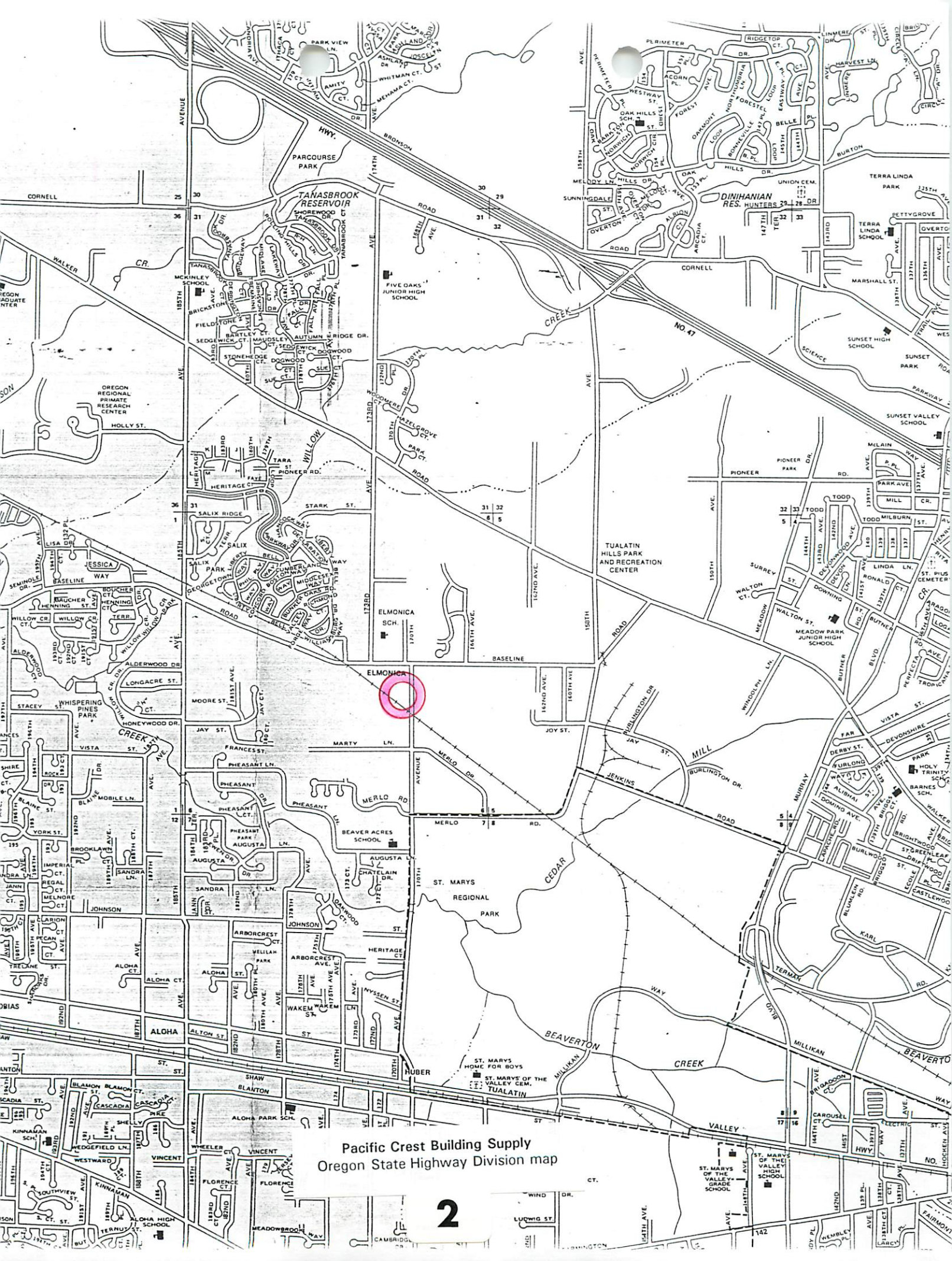
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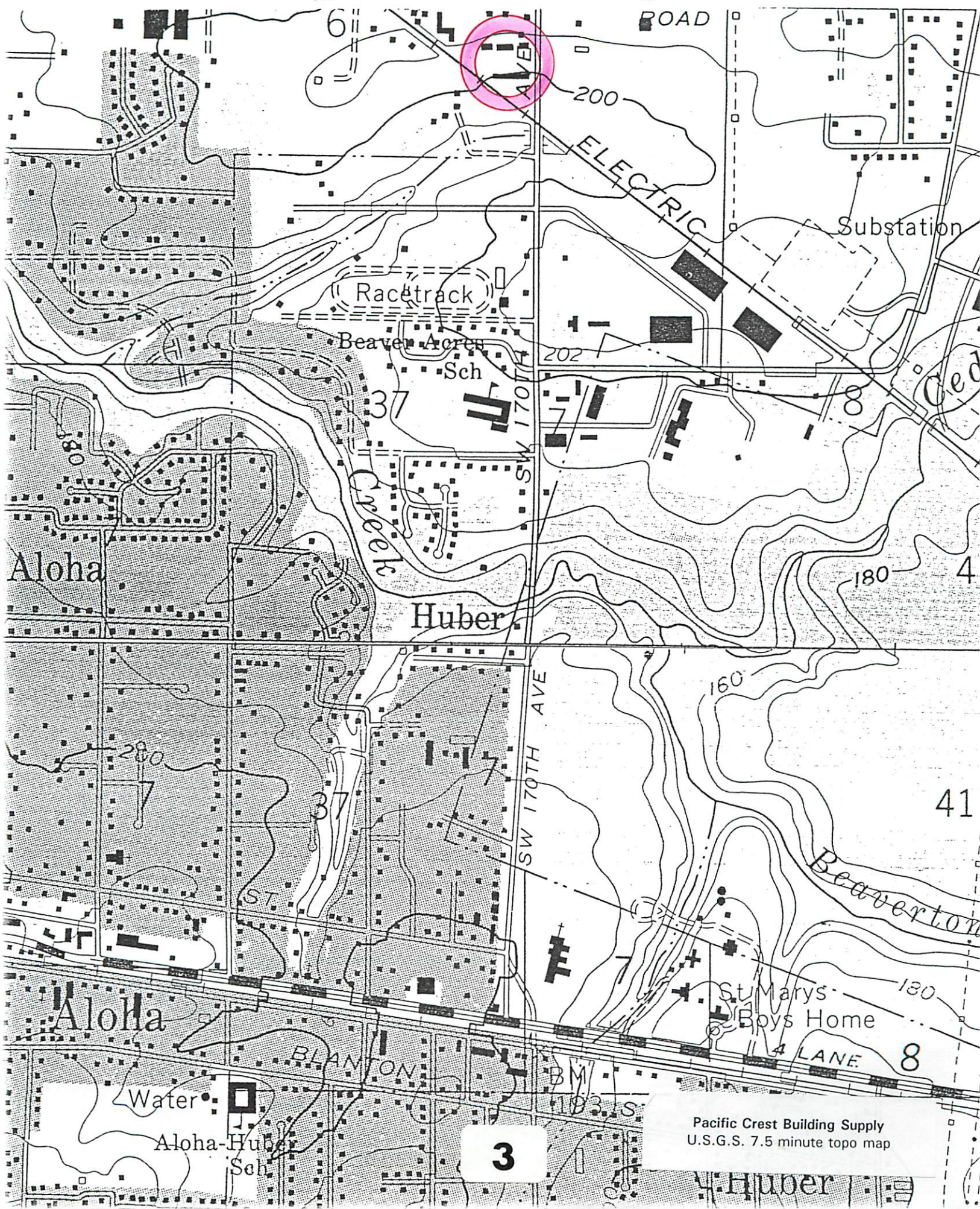
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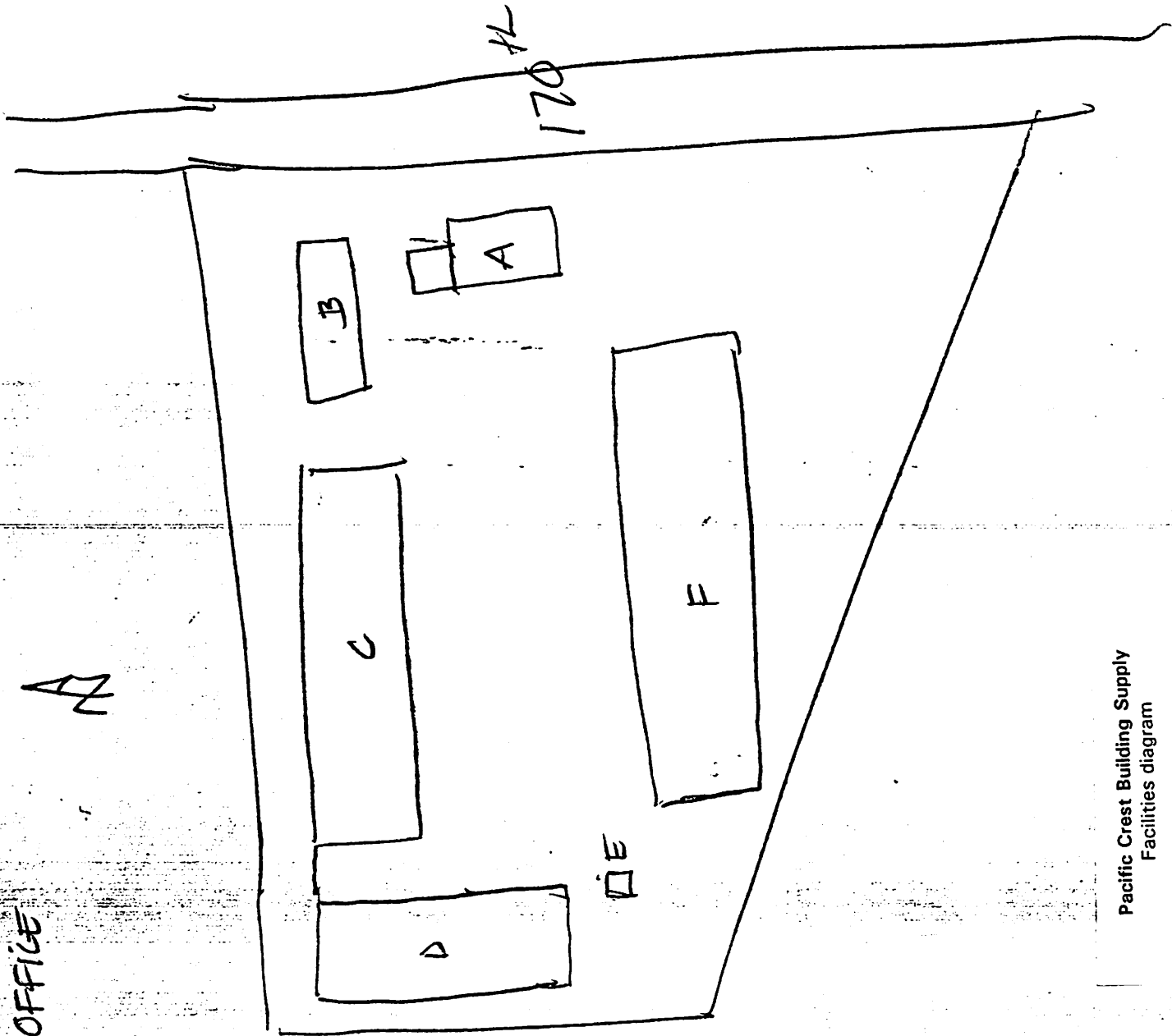
Pacific Crest Building Supply  
Oregon State Highway Division map



3

Pacific Crest Building Supply  
U.S.G.S. 7.5 minute topo map

- A. MODEL HOME + SALES OFFICE
- B. OFFICE
- C. STORAGE
- D. WOODSHOP
- E. PAINT MATERIALS
- F. STORAGE



35' 0"

SPRAY EQUIP.  
STORAGE

IN-TAKE

5

HEAT DUCT HOVE

23' 0"

NEW PARTITION

INTAKE

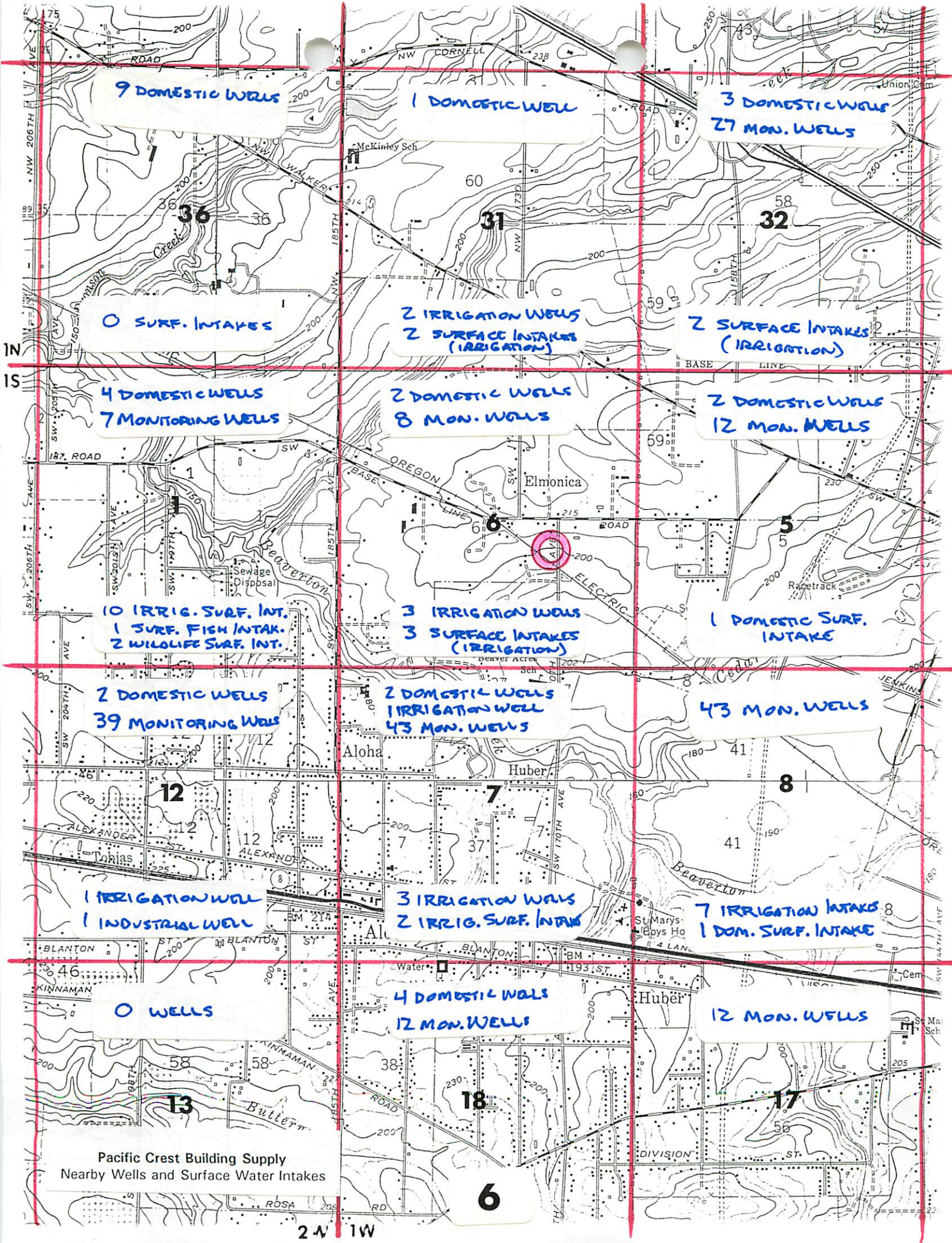
FILTER CHAMBER

FURN.  
ROOM

LAY OUT ROOM

8° 70  
OVERHEAD  
DOOR  
Change to  
Outside  
Roll up

Pacific Crest Building Supply  
Manufacturing facility



9 DOMESTIC WELLS

1 DOMESTIC WELL

3 DOMESTIC WELLS  
27 MON. WELLS

0 SURF. INTAKES

2 IRRIGATION WELLS  
2 SURFACE INTAKES (IRRIGATION)

2 SURFACE INTAKES (IRRIGATION)

4 DOMESTIC WELLS  
7 MONITORING WELLS

2 DOMESTIC WELLS  
8 MON. WELLS

2 DOMESTIC WELLS  
12 MON. WELLS

10 IRRIG. SURF. INT.  
1 SURF. FISH INTAK.  
2 WILDLIFE SURF. INT.

3 IRRIGATION WELLS  
3 SURFACE INTAKES (IRRIGATION)

1 DOMESTIC SURF. INTAKE

2 DOMESTIC WELLS  
39 MONITORING WELLS

2 DOMESTIC WELLS  
1 IRRIGATION WELL  
43 MON. WELLS

43 MON. WELLS

12

7

8

1 IRRIGATION WELL  
1 INDUSTRIAL WELL

3 IRRIGATION WELLS  
2 IRRIG. SURF. INTAKES

7 IRRIGATION INTAKES  
1 DOM. SURF. INTAKE

0 WELLS

4 DOMESTIC WELLS  
12 MON. WELLS

12 MON. WELLS

13

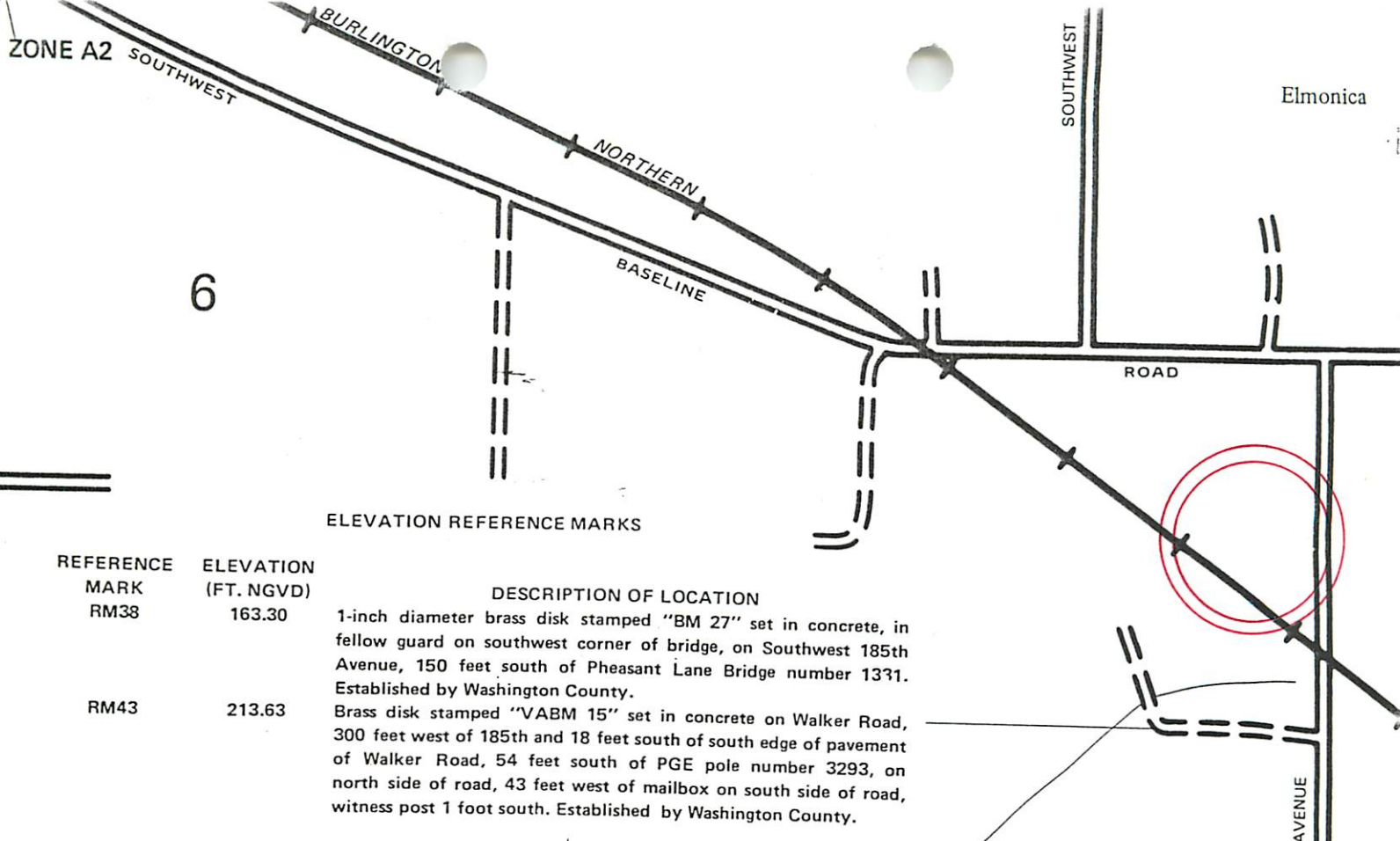
18

17

Pacific Crest Building Supply  
Nearby Wells and Surface Water Intakes

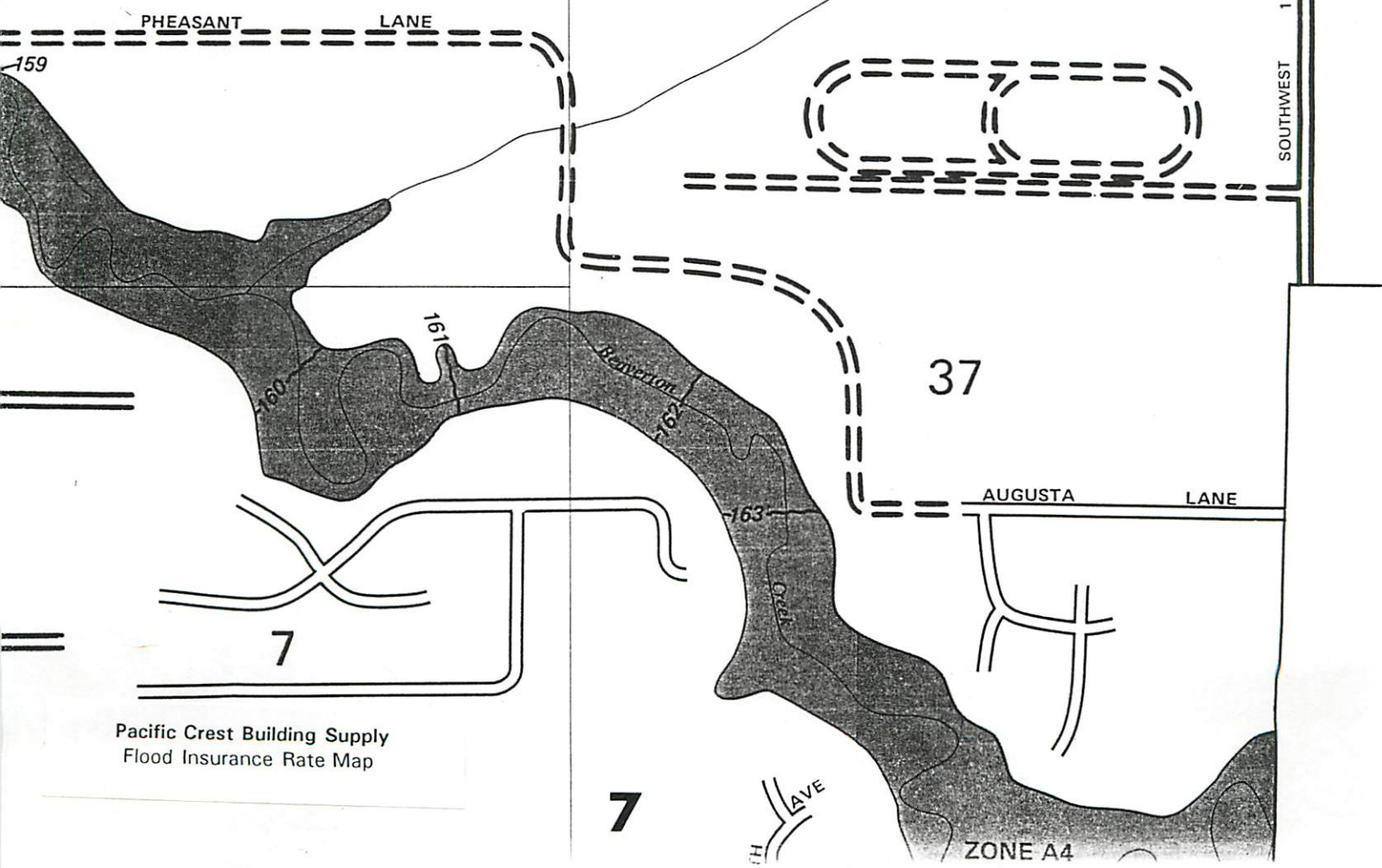
6

24 1W



ELEVATION REFERENCE MARKS

REFERENCE MARK	ELEVATION (FT. NGVD)	DESCRIPTION OF LOCATION
RM38	163.30	1-inch diameter brass disk stamped "BM 27" set in concrete, in fellow guard on southwest corner of bridge, on Southwest 185th Avenue, 150 feet south of Pheasant Lane Bridge number 1331. Established by Washington County.
RM43	213.63	Brass disk stamped "VABM 15" set in concrete on Walker Road, 300 feet west of 185th and 18 feet south of south edge of pavement of Walker Road, 54 feet south of PGE pole number 3293, on north side of road, 43 feet west of mailbox on south side of road, witness post 1 foot south. Established by Washington County.





# SITE ASSESSMENT PRIORITIZATION SYSTEM (SAPS) - SCORESHEET

Site Name: PACIFIC CREST SUPPLY  
 Site Address: 1111 SW 170<sup>TH</sup> AVENUE, BEAVERTON  
 ECSI Number: 1008  
 EPA ID Number: \_\_\_\_\_  
 Site Evaluator: STEVE FORTUNA : NWR: SAS  
 Date: 7/10/96

	<u>HIGH THREAT</u>	<u>MEDIUM THREAT</u>	<u>LOW THREAT</u>	<u>NO THREAT</u>	<u>CONF. VALUE</u>
<b>1. Potential to Release (Route Characteristics)</b>					
a. Haz. Sub. Containment	(9)	6	3	0	A M M M M
b. Depth To Aquifer	(6)	4	2	0	
c. Distance to DW Well	(6)	4	2	0	
d. Soil Permeability	3	2	(1)	0	
e. Distance to Surface Water	(6)	4	2	0	
<b>2. Haz. Sub. Characteristics</b>					
a. Source Quantity	9	6	(3)	0	C A A
b. Toxicity/Persistence	9	(6)	3	0	
c. Water Solubility	(3)	2	1	0	
<b>3. Exposure Potential</b>					
a. Groundwater Use	9	(6)	3	0	B A M B B
b. Land Use/Population	(6)	4	2	0	
c. Surface Water Use	9	(6)	3	0	
d. Sensitive Environments	6	(4)	2	0	
e. Direct Contact	6	4	(2)	0	
<b>4. Evaluator Assessment of Threat</b>	13	9	(5)	0	B

- Add the circled numbers to get the total SAPS score -

Confirmed Release    Y  N

Bonus Points (0, 5, 10)   0  

**Bonus Points:** (add 10 points to the total score if there is a confirmed release *with* impacted targets)  
 (add 5 points to the total score if there is a confirmed release *without* impacted targets)

**Total SAPS Score =** 69 (out of 110 possible points)

**Priority Associated with Score =** M (H, M, L)

**DISCUSSION:**

Discuss your overall impression of the threat posed by the site. Include brief discussion of major factors such as potential or known releases, waste quantity, human and environmental targets, and use of nearby groundwater or surface water. Also discuss any important factors or considerations not addressed in the SAPS scoresheet. Discuss whether you feel the SAPS score generated for the site reflects the overall threat posed by the site to the surrounding population and environment.

THERE HAS BEEN NO DOCUMENTATION OF AN ON-SITE RELEASE.  
MOST ON-SITE SUBSTANCES ARE VOLATILE AND HAVE RELATIVELY  
LOW TOXICITY - DIS-(2-ETHYLHEXYL)PHTHALATE BEING THE EXCEPTION  
(A MINOR COMPONENT).

LOCAL SURFACE WATER HAS LIMITED RECREATIONAL VALUE. IMPORTANT  
WATERFOWL HABITAT, THOUGH.

ALTERNATIVE GROUNDWATER SUPPLIES ARE AVAILABLE.

SAPS SCORE APPEARS UNREPRESENTATIVELY HIGH.

**RECOMMENDATION:**

- Further Action - High Priority
- Further Action - Medium/High Priority
- Further Action - Medium Priority
- Further Action - Medium/Low Priority
- Further Action - Low Priority
- No Further Action
- Refer To \_\_\_\_\_ For Further Consideration
- Other: \_\_\_\_\_

**LISTING RECOMMENDATION**

- Recommend proposal on Confirmed Release List
- Recommend proposal on Inventory
- Insufficient information to list on the Confirmed Release List
- Insufficient information to list on the Inventory
- Excluded from listing

SITE PRIORITIZATION WORKSHEET

Site Name: PACIFIC CREST SUPPLY

Medium of Concern: SURFACE WATER

	H	M	L	NA
1. Substance Characteristics:				
A. Toxicity/Persistence:	—	✓ <sup>①</sup>	—	—
B. Mobility:	✓	—	—	—
2. Contamination Route:	✓	—	—	—
3. Vulnerable Targets:				
A. Population Affected:	—	—	✓	—
B. Sensitive Environments/Species:	—	—	✓	—
4. Verification of Release/Threatened Release:	—	—	✓	—
5. Quantity/Concentration of Substance:	—	—	✓ <sup>②</sup>	—
6. Environmental Effects on Release Control:	—	—	✓ <sup>③</sup>	—
Overall Site Priority:	—	—	✓	—

Comments:

- ① ONE PRODUCT USED AT THE SITE CONTAINS BIS(2-ETHYLHEXYL) PHTHALATE AS A PLASTICIZER (AT < 5%). MUCH OF THE PLASTICIZER CAN BE EXPECTED TO REMAIN BOUND TO NITROCELLULOSE, HOWEVER.
- ② CANNOT CONCLUDE THAT ANY POTENTIAL RELEASE IS DE MINIMIS.
- ③ SOIL PERMEABILITY SHOULD BE MODERATELY LOW. SITE HAS BEEN ESSENTIALLY CAPPED WITH BLACKTOP.

Evaluator: 

Date: 10/2/95

NOTE: Under no circumstances can a documented release above action levels be given an NFA without additional assessment and/or sufficient supporting documentation.

SITE PRIORITIZATION WORKSHEET

Site Name: PACIFIC CREST SUPPLY

Medium of Concern: GROUNDWATER

	H	M	L	NA
1. Substance Characteristics:				
A. Toxicity/Persistence:	—	✓ <sup>①</sup>	—	—
B. Mobility:	✓	—	—	—
2. Contamination Route:	✓	—	—	—
3. Vulnerable Targets:				
A. Population Affected:	—	✓	—	—
B. Sensitive Environments/Species:	—	—	✓	—
4. Verification of Release/Threatened Release:	—	—	✓	—
5. Quantity/Concentration of Substance:	—	—	✓ <sup>②</sup>	—
6. Environmental Effects on Release Control:	—	—	✓ <sup>③</sup>	—
Overall Site Priority:	—	—	✓	—

Comments:

- ① ONE PRODUCT USED AT THE SITE CONTAINS THE PLASTICIZER BIS(2-ETHYLHEXYL)PHTHALATE AT LESS THAN 5%. MUCH OF THE PLASTICIZER WOULD REMAIN BOUND TO THE NITROCELLULOSE, THOUGH.
- ② CANNOT CONCLUDE THAT ANY POTENTIAL RELEASE IS DE MINIMIS
- ③ SOIL PERMEABILITY SHOULD BE MODERATELY LOW. SITE HAS ESSENTIALLY BEEN COVERED WITH BLACKTOP.

Evaluator: 

Date: 10/23/95

NOTE: Under no circumstances can a documented release above action levels be given an NFA without additional assessment and/or sufficient supporting documentation.