



# Oregon

Kate Brown, Governor

## Department of Environmental Quality

Northwest Region

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TTY 711

November 29, 2017

Pacific Lifestyle Homes  
11815 NE 99<sup>th</sup> St., Suite 1200  
Vancouver, WA 98682

RE: Bors Property in Oregon City  
ECSI #901

To Whom It May Concern:

The Oregon Department of Environmental Quality (DEQ) has recently reviewed information on the Bors Property, a former 15-acre farm site located at 18247 South Grasle Road in Oregon City that is listed on DEQ's Environmental Cleanup Site Information (ECSI) database. DEQ understands that Pacific Lifestyle Homes is preparing to purchase a 2-acre portion of the former Bors Property, identified as Tax Lot 800 in the northeast quarter of the northwest quarter of Section 1, Township 3 South and Range 2 East of the Willamette Meridian (32E01BA00800).

The Bors Property covered the red-hatched area shown on the attached Figure 1. Joe Bors conducted a transformer salvaging operation on his property from approximately 1977 to 1985. During this time, transformer oils containing polychlorinated biphenyls (PCBs) were released to surface soils at the site. The Bors Property was later subdivided into six lots for rural residential redevelopment. Tax Lot 800 covers the southwest corner of the larger Bors Property.

As indicated on the attached Figure 2, eight Investigation Areas were identified on the Bors Property. Area 5 covered those portions of the Bors Property where ash from the burning of transformer insulation was buried along with other debris. The ash and debris were concentrated in a burial pit ("Trench 1") that was 15 feet long and 10 feet wide. The trench was filled with eight feet of ash and other debris including glass, wire, conduit, and rubber gaskets. Additional debris was buried to the south of the trench. As shown on Figure 2, the trench and burial area extended onto Tax Lot 800.

The ash in the trench was sampled and analyzed for a variety of contaminants including PCBs, total petroleum hydrocarbons (TPH), metals, dioxins, and furans. PCBs were detected at concentrations up to 27 parts per million (ppm). TPH was also detected, at a concentration of 8,400 ppm, along with lead at 3,220 ppm. Other metals and dioxins and furans were also present, generally at low concentrations. A sample of ash collected from the burial area south of the trench showed 180 ppm PCBs and 4,600 ppm TPH.

Approximately 70 tons of soil, ash and debris were excavated from the trench and shipped to a hazardous waste landfill in Arlington, Oregon. Approximately 62 tons of contaminated soils from the burial area south of the trench were also shipped to Arlington, while an additional 100 tons of soils with PCB concentrations less than 50 ppm were disposed of at a non-hazardous waste landfill, also in Arlington.

Two post-removal confirmation soil samples were collected from the bottom of the trench (at 8½ and 9½ feet below ground surface) and eight confirmation soil samples were collected from the burial area excavation at four feet below ground surface, as shown on Figure 3. The 10 samples were analyzed for PCBs, TPH and metals. No significant concentrations of TPH or metals were reported. PCBs were detected in the center of the burial area at 0.71 ppm, but PCBs were not detected in the other samples at concentrations above 0.15 ppm. The excavated areas were backfilled with clean soils.

DEQ reopened the Bors Property project in November 2016 due to changes in the cleanup criteria for PCBs, and concerns about the documentation of the cleanup at the site. A portion of the site (Areas 6 & 7 on Figure 2) was resampled on September 20, 2017. Although final sampling results have not been received, initial results are consistent with the residual contaminant concentrations reported at the site in 2001.

Based on a review of the original file information and the initial results from recent sampling at the site, DEQ has concluded that the original investigation and cleanup of the Bors Property was accurately documented. No significant contamination is known to remain on Tax Lot 800. However, DEQ cannot definitively conclude that soil along the edges of the excavations meets our current cleanup criteria. DEQ will request that the responsible parties (PGE and others) collect additional confirmation soil samples along the edges of the Area 5 excavations to formally document that no contamination remains above residential cleanup criteria.

If you have any questions about this letter, please feel free to contact me at 503-229-5369, or via e-mail at [dana.kevin@deq.state.or.us](mailto:dana.kevin@deq.state.or.us).

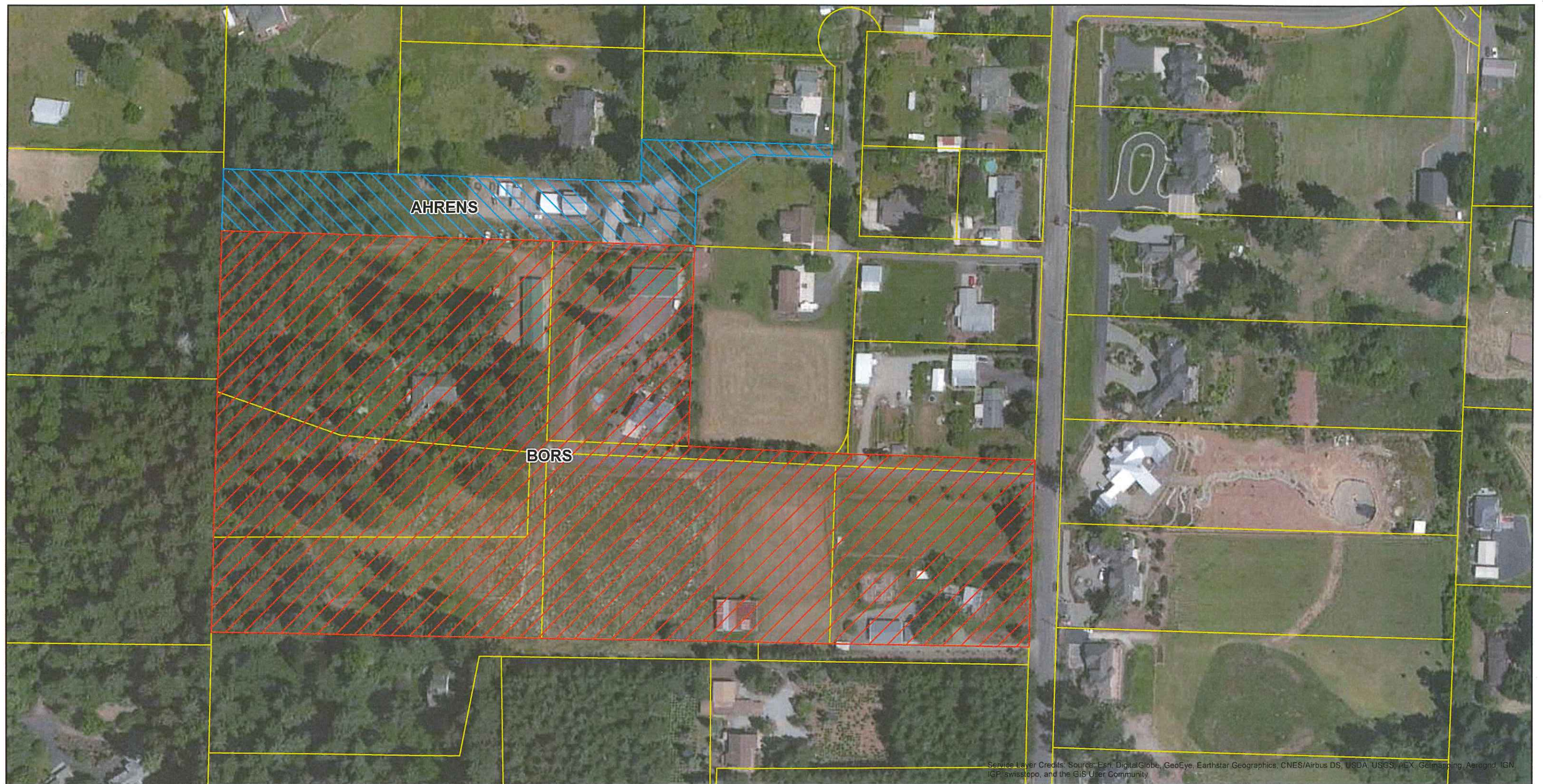
Sincerely,



Kevin Dana, Project Manager  
Northwest Region Cleanup

Attachments: Figures 1 – 3





# LEGEND

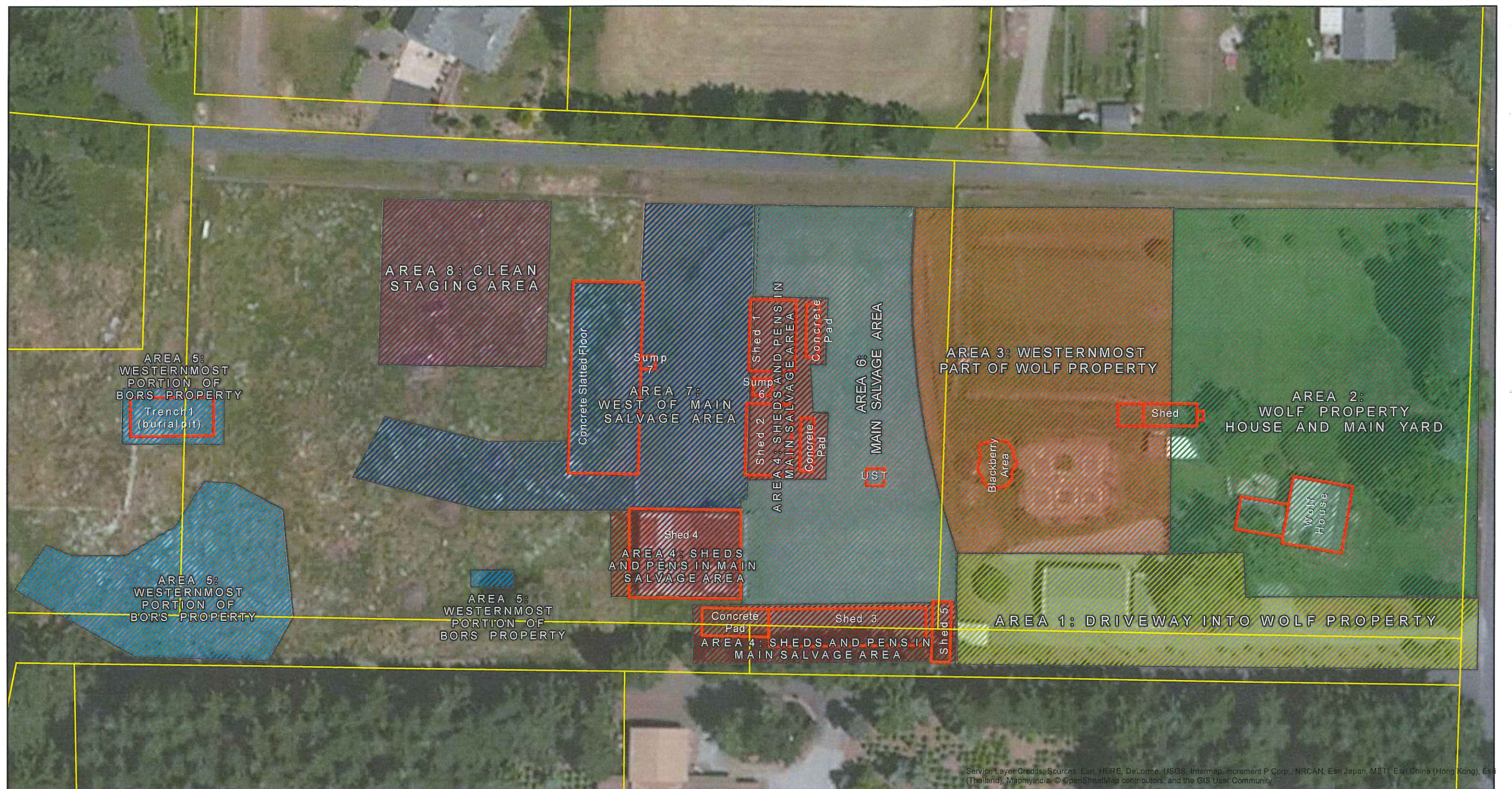
- Bors Property
- Ahrens Property
- Clackamas County Taxlots

0 100 200 400  
Feet



**FIGURE 1**  
**Vicinity Map**  
Bors Property Evaluation  
Oregon City, Oregon





# LEGEND

Site Feature

Clackamas County Taxlots

## Investigation Areas

Area 1: Driveway into Wolf Property

Area 2: Wolf Property House and Main Yard

Area 3: Westernmost part of Wolf Property

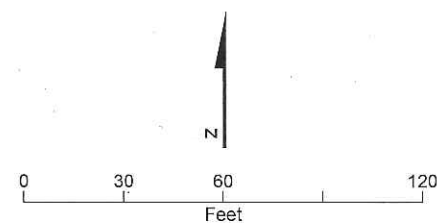
Area 4: Sheds and Pens in Main Salvage Area

Area 5: Westernmost Portion of Bors Property

Area 6: Main Salvage Area

Area 7: West of Main Salvage Area

Area 8: Clean Fill Source Area

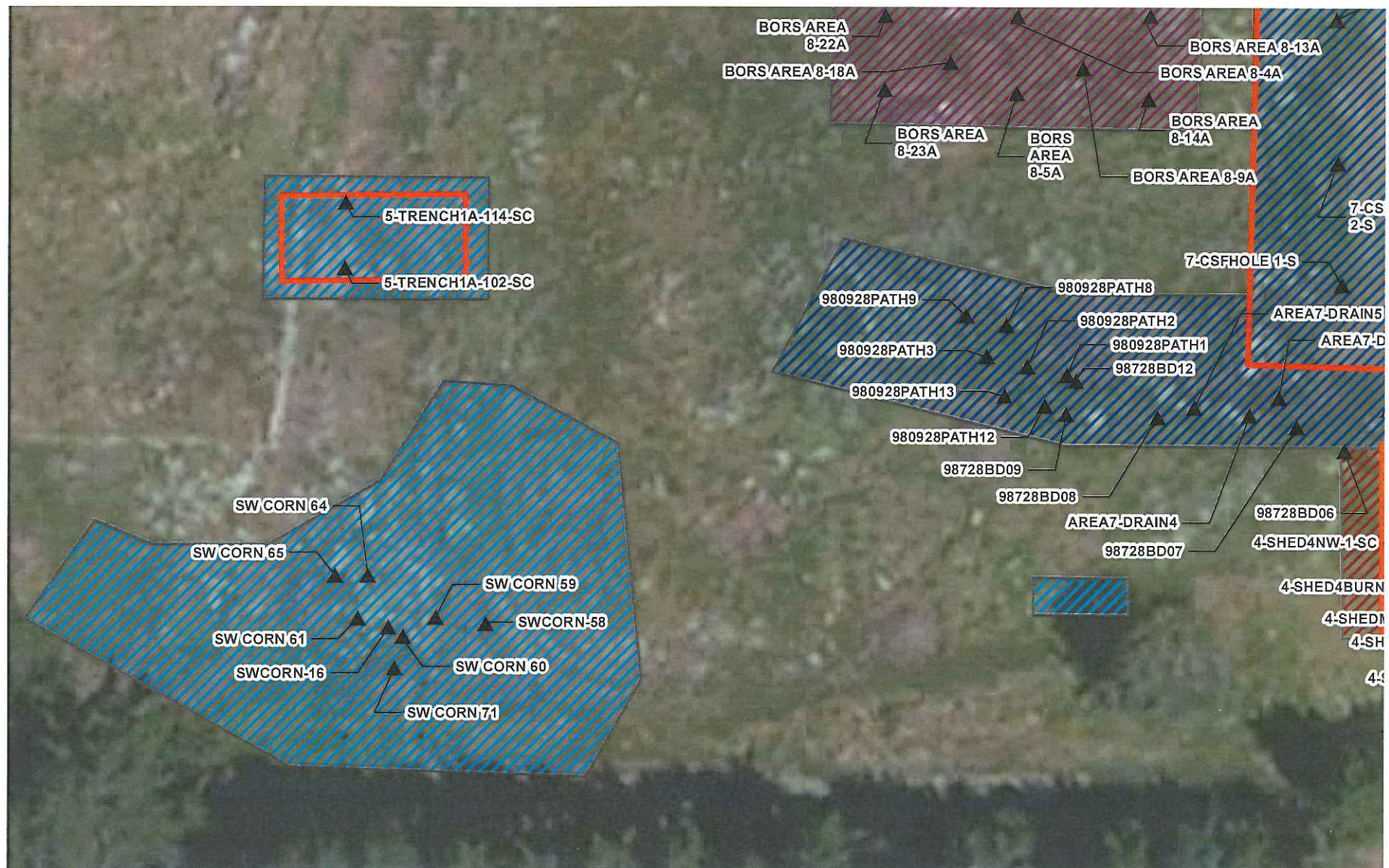


## FIGURE 2

### Site Features

Bors Property Evaluation  
Oregon City, Oregon





**FIGURE 3**  
**Confirmation Soil Sample Locations**  
 Bors Property Evaluation  
 Oregon City, Oregon