



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

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May 2, 2018

Pacific Lifestyle Homes
11815 NE 99th 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 in 1998 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/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 in October and November 1998 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 shipped to the hazardous waste landfill in Arlington in August and September 1999, while an additional 100 tons of soils with PCB concentrations less than 50 ppm were disposed of at a non-hazardous waste landfill in Arlington. The excavations were backfilled with clean soils.

A total of 89 soil samples were collected from the burial area before, during and after the excavations, as shown on Figure 3. [Note that north is toward the bottom of the page on this figure]. The burial area was excavated to a depth of four feet below ground surface, and the sampling demonstrated that PCBs had been removed from the center of the excavation. However, insufficient sampling was conducted along the edges of the excavation to demonstrate that all PCBs above concentrations of concern had been removed.

Soils at the Bors Property were resampled for PCBs in April 2018 to confirm the adequacy of the cleanups that had occurred 20 years earlier. As shown in Figure 4, the Bors Property was divided into 11 Decision Units for sampling. Twenty-five discrete soil samples were collected from within each Decision Unit and composited to provide an average PCB concentration across the unit. The burial area south of the trench was split into two Decision Units, with Decision Unit 10 (DU-10) falling on Tax Lot 900 and Decision Unit 11 (DU-11) falling on Tax Lot 800.

The sampling showed average PCB concentrations of 0.035 ppm around DU-10 and 0.024 ppm around DU-11. These concentrations are an order of magnitude (10 times) lower than DEQ's residential screening level of 0.23 ppm PCBs.

Based on a review of the original cleanup documentation and the recent results from confirmation sampling at the site, DEQ has determined that no significant residual contamination remains on Tax Lot 800, and no further investigation or cleanup of the tax lot is necessary.

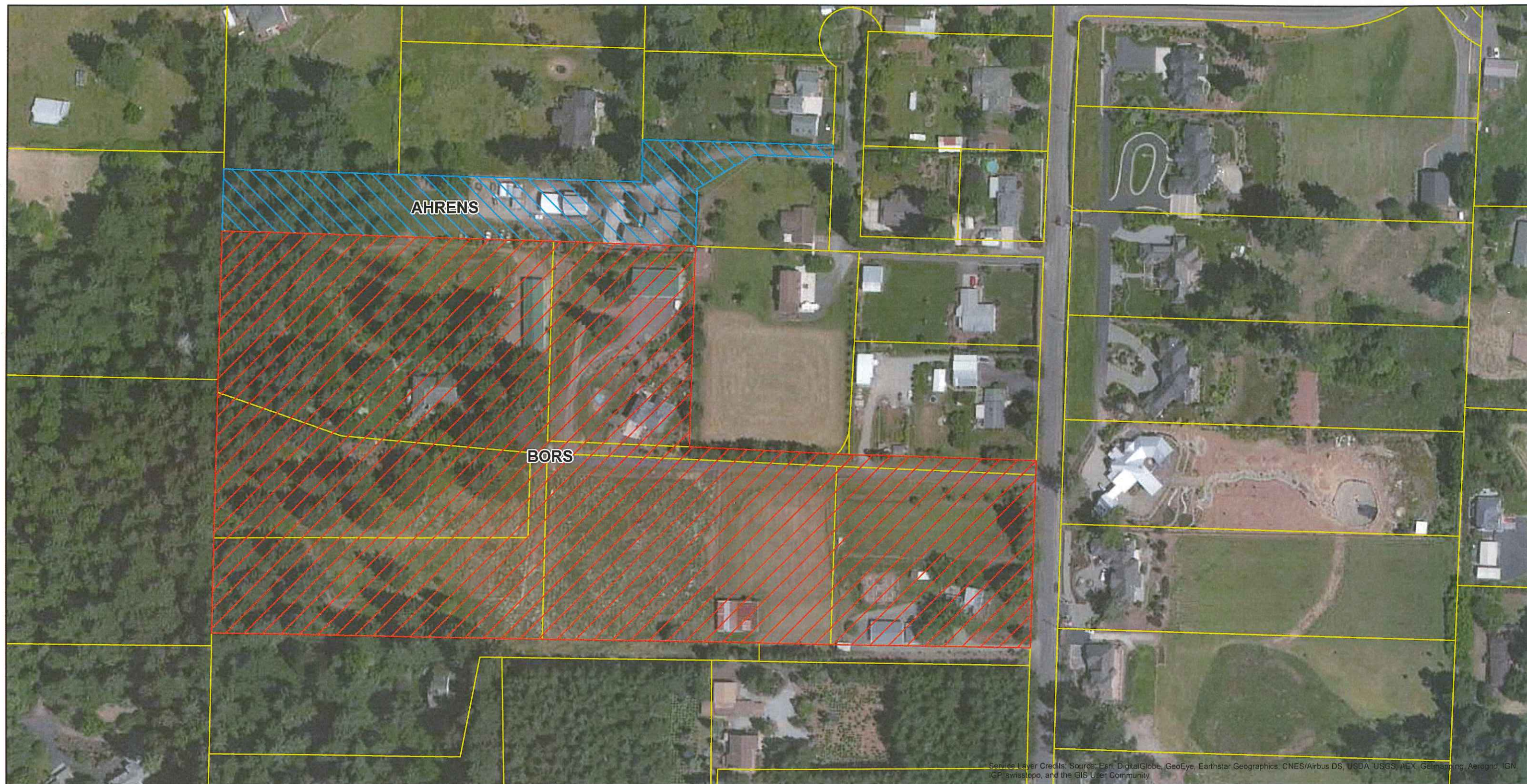
If you have any questions about this letter, please feel free to contact me at 503-229-5369, or via e-mail at dana.kevin@deq.state.or.us.

Sincerely,

A handwritten signature in black ink that reads "Kevin Dana". The signature is written in a cursive, flowing style.

Kevin Dana, Project Manager
Northwest Region Cleanup

Attachments: Figures 1 – 4



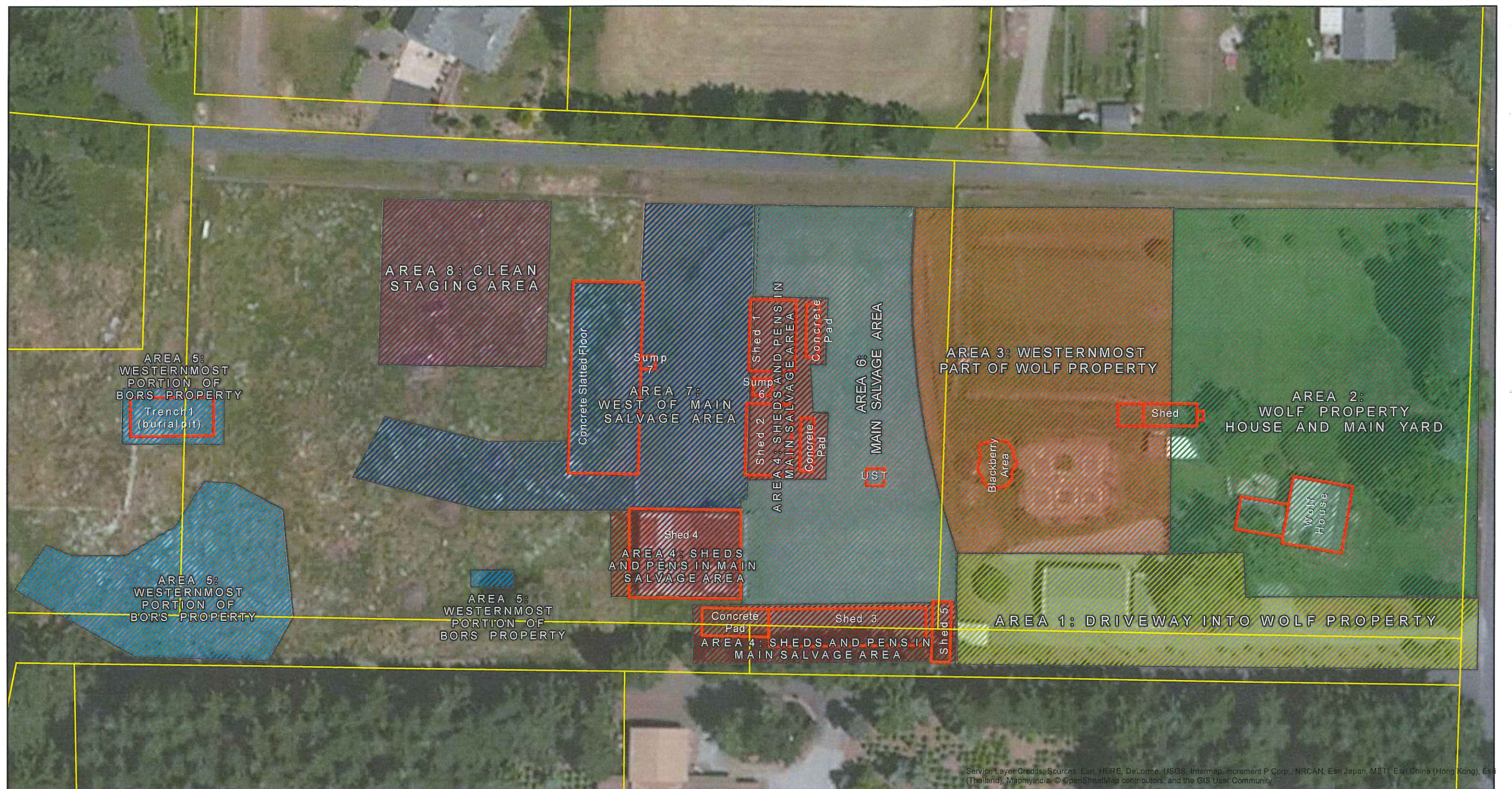
LEGEND

- Bors Property
- Ahrens Property
- Clackamas County Taxlots

0 100 200 400
Feet



FIGURE 1
Vicinity Map
Bors Property Evaluation
Oregon City, Oregon



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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

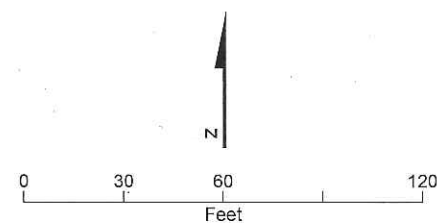
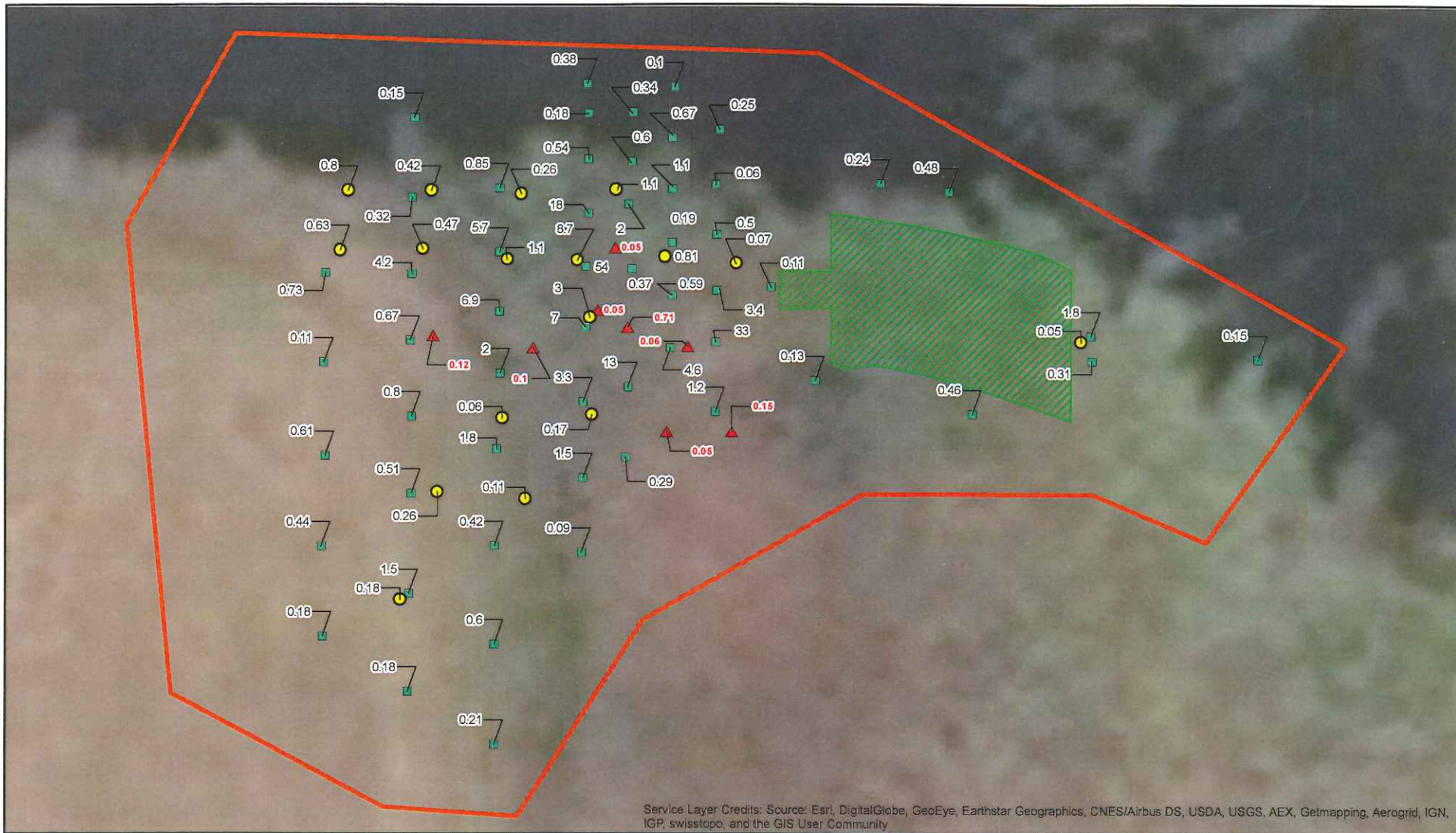


FIGURE 2

Site Features

Bors Property Evaluation
Oregon City, Oregon



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Soil Sample Location (Total PCB Concentration [mg/kg])

- Sample Collected During Phase 2 Remedial Action (Sample Overexcavated)
- Sample Collected During Phase 3 Remedial Action (Sample Overexcavated)
- ▲ Phase 3 Confirmation Sample Location
- ▨ Phase 1 Excavation (up to approximately 1 foot depth)
- Phase 2/3 Excavation (up to approximately 4 foot depth)

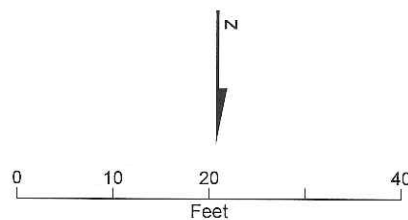


FIGURE 3

**Area 5 (Southwest Corner) Soil Samples
Total PCB Concentrations [mg/kg]**

Bors Property Evaluation
Oregon City, Oregon

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