



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

November 27, 2017

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 802 in the northeast quarter of the northwest quarter of Section 1, Township 3 South and Range 2 East of the Willamette Meridian (32E01BA00802).

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 802 is the middle of three lots on the western edge of the Property.

As indicated on the attached Figure 2, the transformer salvaging operation was conducted in and around various sheds located behind (west of) the on-site farmhouse. Extensive soil sampling and cleanup was conducted in the various shaded areas in the late 1990s, and DEQ issued a No Further Action (NFA) letter for the Bors Property in July 2001.

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.

As shown on Figure 2, there is no indication that transformer salvaging operations were conducted on Tax Lot 802. 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 contamination is known or suspected to be present on Tax Lot 802, and no investigation or cleanup of the tax lot is necessary.

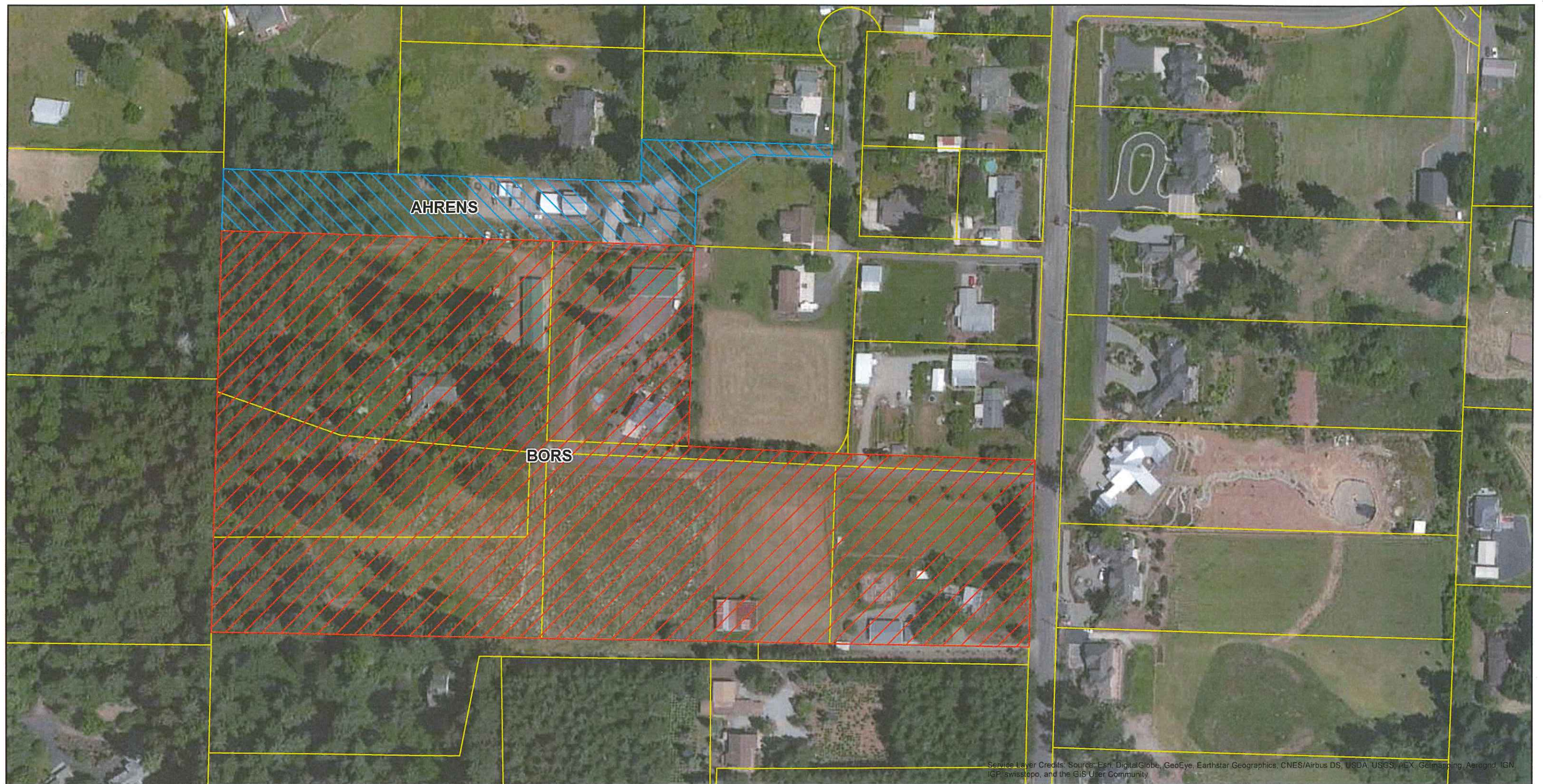
If you have any questions about this letter, please feel free to contact me at 503-229-5369, or via e-mail at dana.kevin@deq.state.or.us.

Sincerely,

A handwritten signature in black ink that reads "Kevin Dana". The script is cursive and fluid, with the first name "Kevin" and last name "Dana" clearly distinguishable.

Kevin Dana, Project Manager
Northwest Region Cleanup

Attachments: Figures 1 & 2



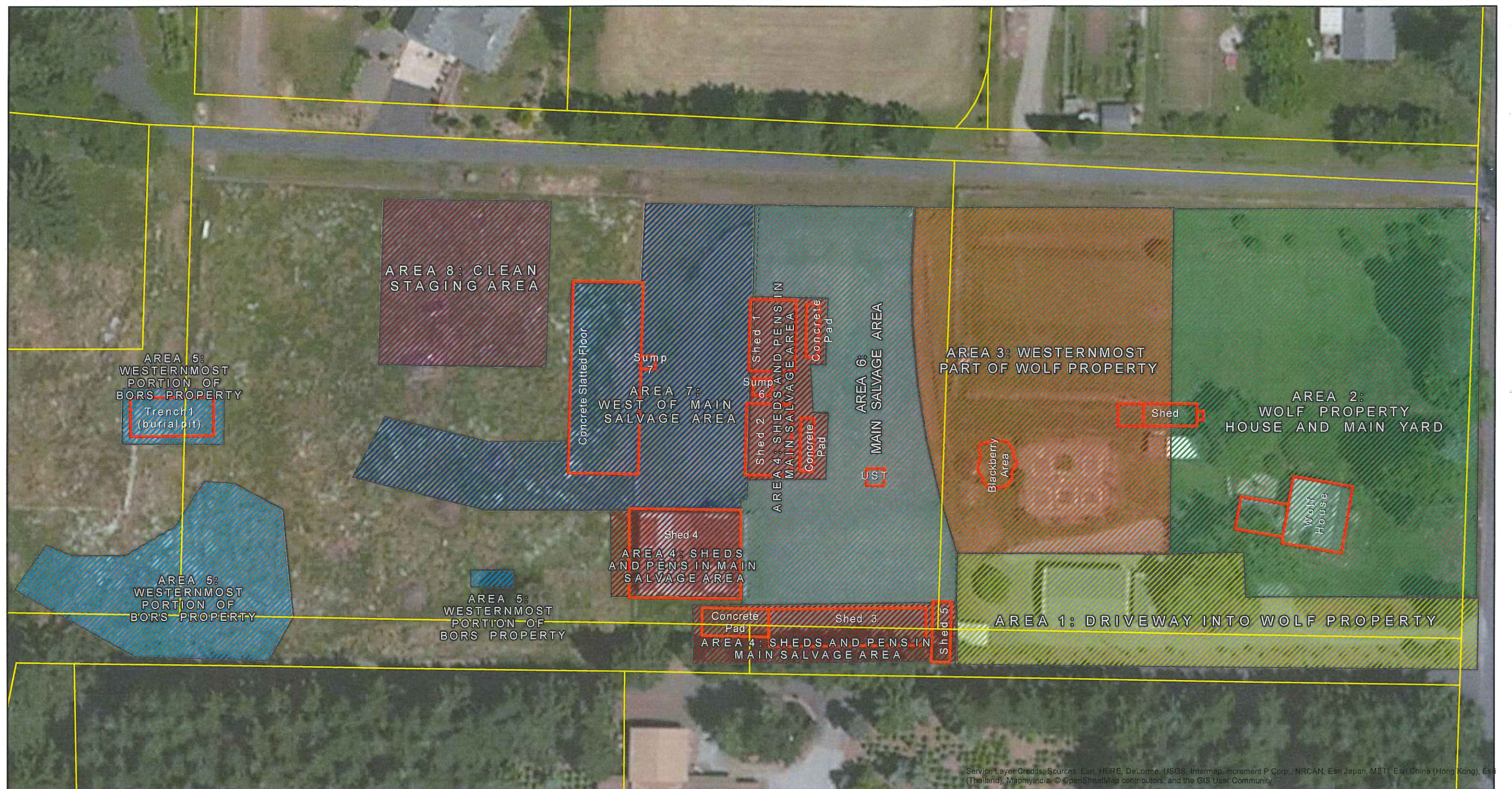
LEGEND

- 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

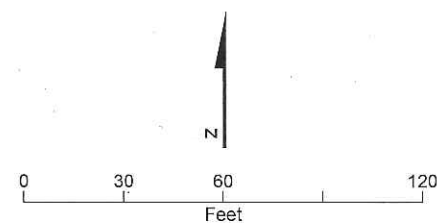


FIGURE 2

Site Features

Bors Property Evaluation
Oregon City, Oregon