

April 11, 2018

Office of Metro Attorney  
600 NE Grand Avenue  
Portland, OR 97214

Attn: Joel Morton and Karen Starin

Transmitted via email to: *Joel.Morton@oregonmetro.gov* and *Karen.Starin@oregonmetro.gov*

**Re: Addendum to Phase I Environmental Site Assessment  
Supplemental Site Reconnaissance – Elmonica Opportunity Site  
Beaverton, Oregon  
Project No. 1346009.010.011**

Dear Mr. Morton and Ms. Starin:

This letter documents the supplemental site reconnaissance performed by Landau Associates, Inc. (LAI) at the Elmonica Opportunity Site, located at 17030 SW Baseline Road in Beaverton, Oregon (subject property). The site reconnaissance was performed to supplement the findings of the Phase I Environmental Site Assessment (Phase I ESA), submitted to the Office of Metro Attorney (Metro) on March 21, 2018 (LAI 2018a). The Phase I ESA identified the following data gap:

- **Limited visibility of the building floor:** Materials and debris cover the interior of the building. An unobstructed view of the floor was not possible at the time of the site reconnaissance and constitutes a significant data gap for the subject property.

To fill this data gap, Metro requested that the current property owner clean out the interior of the former gasoline station building so the floor would be visible for inspection. Following cleaning, Della Fawcett of LAI completed a supplemental site reconnaissance at the subject property on March 30, 2018. This letter summarizes the findings of the supplemental site reconnaissance and serves as an addendum to the Phase I ESA report (LAI 2018a).

## **Supplemental Site Reconnaissance**

The following observations were made at the time of the supplemental site reconnaissance:

- Two in-ground hydraulic lifts were centrally located in front of the two garage doors. Liquid was observed in holes in the concrete slab near each lift.
- Limited debris remained in the building. A work bench and garbage were observed near the south side of the building interior. A second work bench and tarp were observed next to the northwest garage door.
- Floor sweepings near the south side of the building interior smelled of motor oil. These sweepings were located near the former waste oil tank funnel. Significant staining was observed on the interior wall and floors in this area. The staining appears to be contained to the floor surfaces. No floor drains were observed inside the building.

- Piles of garbage were noted outside the building. The garbage appears to be associated with illegal dumping and has increased in volume since the time of the original site reconnaissance.
- The Conex box previously located on the southeast side of the station building was no longer present.
- A large pile of tires was noted near the northwest garage door. The tires appear to be blocking a hole in the bottom of the garage door.

In summary, the supplemental site reconnaissance was conducted to address a data gap identified during the Phase I ESA for the subject property. The supplemental site reconnaissance revealed the following additional *recognized environmental condition* for the subject property:

- Two in-ground hydraulic lifts are located in the building near the garage doors. There is the potential for localized soil contamination to be present in the vicinity of the hydraulic lifts. Hydraulic oil has the potential to contain polychlorinated biphenyls (PCBs).

The hydraulic lifts were not investigated during the Phase II subsurface investigation (2018b). Removal of the lifts and impacted soil, if encountered, is recommended. Soil sampling is recommended following removal of the lifts to document soil conditions in the vicinity of the lifts.

## Closing

We appreciate the opportunity to provide due diligence services to the Office of Metro Attorney. If you have questions, or if we can be of further assistance, please contact us at (503) 542-1097.

LANDAU ASSOCIATES, INC.

Della M. Fawcett, RG  
Senior Project Geologist

Kathryn F. Hartley  
Associate

DMF/KFH/mcs  
[C:\USERS\MSKINNER\DESKTOP\ELMONICA OPPORTUNITY SITE SUPPLEMENTAL SITE RECONNAISSANCE.DOCX]

Attachments: Figure 1. Supplemental Site Reconnaissance  
Attachment 1. Selected Site Photographs

## References

- LAI. 2018a. Phase I Environmental Site Assessment: Elmonica Opportunity Site, 17030 SW Baseline Road, Beaverton, Oregon. Landau Associates, Inc. March 21.
- LAI. 2018b. Focused Phase II Subsurface Investigation: Elmonica Opportunity Site, 17030 SW Baseline Road, Beaverton, Oregon. March 27.



**DRAFT**

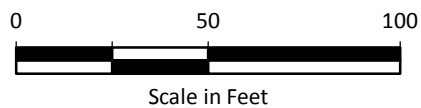
**Legend**

- Subject Property
- Approximate Tank and Release Locations
- Approximate Hydraulic Lift Locations

**Note**

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Data Source: Esri World Imagery



Metro Elmonica  
Phase I ESA  
Beaverton, Oregon

**Supplemental Site Reconnaissance**

Figure  
**1**

## **Selected Site Photographs**





1. Hydraulic lift associated with the northwest garage door. Tarp is covering the work bench and hole in the garage door.



2. Second hydraulic lift associated with the southwest garage door.



3. Work bench, debris, and sweepings along south wall of the subject property building.



4. Piles of debris located on the south side of the building.

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