Appendix B Phase II Environmental Site Assessment Reports

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Technical Memorandum

DATE:	January 31, 2025
FROM:	Adam Romey
SUBJECT:	IBR Program Hazardous Building Materials Surveys
PROJECT NUMBER:	274-1585-058
PROJECT NAME:	Interstate Bridge Replacement Program

As part of compliance with the Federal Transit Administration Standard Operating Procedure 19, Parametrix completed Phase I Environmental Site Assessments (ESAs) on all potential property acquisitions that may be required for project construction. The Phase I ESAs considered impacts and liability to the project including the potential for hazardous building materials contained in structures on the properties that may be acquired. In the case that a structure would be acquired as part of the Interstate Bridge Replacement (IBR) Program and its age and origin suggested that it might contain hazardous building materials, a hazardous building materials survey (HBMS) was recommended.

Through the ESA process, it was determined that 30 properties in Oregon and Washington had structures that were recommended for HBMS based on the age and origin of the structure. The HBMSs included a visual inspection of the property for asbestos-containing regulated materials, lead, mercury, and polychlorinated biphenyls (PCBs). The surveys included samples of potentially lead- and/or asbestos-containing building materials submitted to analytical laboratories where necessary.

The HBMSs are intended to satisfy Oregon Department of Environmental Quality requirements to perform an asbestos inspection prior to renovation or demolition activities under Oregon Administrative Rule 340-248-0270 and Occupational Safety and Health Administration hazard communication or Washington State Department of Labor and Industries hazard communication requirements under Washington Administrative Code 296-62-07721, as well as Southwest Clean Air Agency requirements to perform an asbestos inspection prior to renovation or demolition.

The IBR Program contacted the owners of all 30 properties recommended for HBMS. Some property owners were contacted multiple times. Of the 30 properties recommended for HBMS, right-of-entry was given for structures on 7 of the properties, while the owners of the other 23 properties either refused access or did not respond. The properties for which HBMS were conducted are listed on Table 1 and shown on Figures 1 and 2. Structures on the remaining 23 properties will require surveys prior to demolition if they are acquired. Acquisition of these properties and completion of the remaining HBMS would occur after the Record of Decision is signed (anticipated in January 2026).

The seven properties listed in Table 1 were surveyed by a PBS Environmental accredited inspector between March and June 2024 (see Attachment A). The surveys compiled the following information for each property:

- The type, location, and approximate quantity of suspect asbestos-containing materials.
- Bulk sampling of selected suspect building materials.
- Lead paint sampling.
- Suspect PCB light ballast inspection.
- Inspection summary.

- Laboratory analytical data of bulk material sampled.

The findings for each individual property are available in Attachment A.

Figures

Figure 1 – Washington Hazardous Building Materials Surveys

[redacted]

Figure 2 – Oregon Hazardous Building Materials Surveys

Tables

Table 1 - [redacted]

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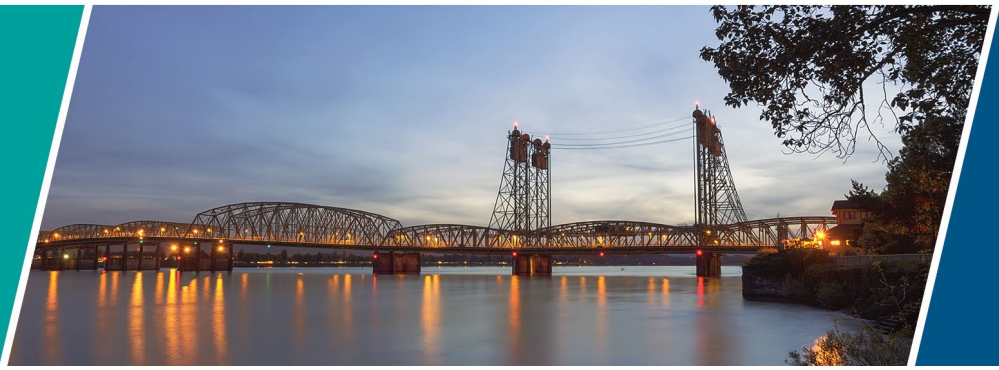
Attachment A

Hazardous Building Materials Surveys

Interstate BRIDGE Replacement Program

Considering the importance of our natural environment



Phase II Environmental Site Assessment
IBR-1N1E03BB-01200
Portland, Oregon

January 2025

Phase II Environmental Site Assessment
IBR-1N1E03BB-01200
Portland, Oregon

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by Marty Marrs

Approved by Adam Romey, RG

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ACRONYMS AND ABBREVIATIONS

DEQ	Oregon Department of Environmental Quality
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
HREC	historical recognized environmental condition
IBR	Interstate Bridge Replacement
LUST	leaking underground storage tank
NFA	no further action
PCB	polychlorinated biphenyl
ppm	parts per million
REC	recognized environmental condition
TPH-d	diesel-range total petroleum hydrocarbons
TPH-g	gasoline-range total petroleum hydrocarbons
TPH-o	oil-range total petroleum hydrocarbons
UST	underground storage tank
VOC	volatile organic compound

EXECUTIVE SUMMARY

[redacted]

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on one contiguous commercial parcel located at 1014 N Marine Drive (herein referred to as the *subject property;* Figure 1). The subject property is located in Multnomah County, Oregon, and is comprised of one parcel. The property identifier, tax lot ID, and street address for the parcel are listed below, and the configuration of the property is shown in Figure 2.

- IBR-1N1E03BB-01200 1N1E03BB01200 1014 N Marine Drive

It is our understanding that the IBR Program may pursue acquisition of a portion of the parcel making up the subject property. The proposed acquisition area is shown in Figure 2. The Phase II ESA focused primarily on the partial area of the parcel that may be acquired as part of the IBR Program and included assessment of chemical concentrations in soil at four locations at two depths each for a total of eight samples.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the potential acquisition areas following identification of recognized environmental conditions and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the subject property which in turn can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study. Conclusions and recommendations provided in the report are applicable to the portions of the IBR-1N1E03BB-01200 parcel that may be acquired as part of the IBR Program.

Conclusions and recommendations within this report are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on subject property conditions and the best available information known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the subject property not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.
- Contacts and discussions with regulatory agencies and others.
- Review of available hazardous substance or solid waste lists.
- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the subject property and upon which to draw the conclusions stated in this report.

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property is located at N Marine Drive, north of N Martin Luther King Jr. Boulevard and bisected by N Vancouver Way in Portland, Oregon. The subject property is part of the approximately 1.24 acres of tax lot 1N1E03BB-01200. The subject property is shown in Figure 1. The boundary of the subject property is shown on Figure 2.

2.2 Site and Vicinity Characteristics

The acquisition area within the subject property is approximately 2,614 square feet in size and located at the northwest corner of the 1.24-acre parcel. The subject property contains a Union 76 gas station, Plaid Pantry Market, and Pro Steering Systems.

The subject property is bounded to the north by apartment buildings (across N Marine Drive); to the east by a large vacant property, an industrial sales business, and a town car transportation business; and to the south and west by public roadways and interchanges and a city park (Delta Park; see Figure 2).

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of the Willamette Lowland in Oregon. The northern portion of the basin is known for its low topographic relief, with the subject property at an elevation of approximately 20 feet above mean sea level. The Portland Basin is bounded by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies on what is mapped as fine-grained Holocene alluvium consisting of sand and silty sand deposited by the Columbia River and artificial fill (Wells et al. 2020).

The topography in the vicinity of the subject property is generally flat, with roadways built on naturally elevated features as well as areas built up with fill. The anticipated groundwater gradient is to the north toward the Columbia River. Groundwater has been reported at depths of 8 to 10 feet below ground surface during a subsurface investigation on the subject property in 2000 (Parametrix 2023).

2.4 Current Use of the Subject Property

The subject property contains a Union 76 gas station, Plaid Pantry Market, and Pro Steering Systems. The partial parcel is located at the northwest corner of the parcel and includes areas of paved sidewalks and adjacent landscaping along the western boundary. The acquisition areas are adjacent to N Marine Drive, N Marine Way, and N Vancouver Way (see Figure 2).

2.5 Descriptions of Improvements on the Subject Property

The subject property includes a Union 76–branded gas station consisting of four fuel dispensers served by three underground storage tanks (USTs), a canopy that covers the fueling area, and a Plaid Pantry convenience store (1020 N Marine Drive). The store shares the building with a massage studio (1014 N Marine Drive). A small, densely vegetated swale that is secured with a chain link fence is located on the south side of the filling station. Power, water, and natural gas are supplied to the buildings by local utilities and municipalities. Hardscaping such as sidewalks and asphalt parking lots make up most of the areas that are not covered by buildings.

No buildings or other significant structures are located on the portions of the parcel that may be acquired as part of the IBR Program.

3. PREVIOUS INVESTIGATIONS

A Phase I ESA was completed in November 2023 by Parametrix (Parametrix 2023). Apart from the underground storage tanks (USTs) at the gas station and waste stored outdoors in containers on the Pro Steering site, no other evidence of significant use or storage of hazardous substances or petroleum products was noted on or near the potential area of acquisition within the subject property. No evidence of distressed vegetation, spills, releases, dry wells, or other indications of environmental concern was identified during the Phase I site reconnaissance.

The subject property is listed on several regulatory databases. The parcel is listed on the leaking underground storage tank (LUST) regulatory database. A 2,500-gallon UST was decommissioned by removal in 1992. Confirmatory soil samples collected from the excavation contained up to 190 parts per million (ppm) diesel-fraction petroleum hydrocarbons. It was determined that Soil Matrix Level II cleanup requirements (500 ppm diesel cleanup level) were applicable to this site. The detected concentration of diesel in the soil samples did not exceed this cleanup level. No solvents, heavy metals, or PCBs were detected in the soil. Groundwater was not observed in the excavation. The Oregon Department of Environmental Quality (DEQ) issued a No Further Action (NFA) determination in 1997. The database listing and the former LUST on the subject property represent an HREC that may have impacted the acquisition area on the subject property.

Recommendations included a subsurface investigation in the partial acquisition area to confirm the findings of the prior investigation and remedial action related to LUST contamination, as well as to assess potential impacts to subsurface work during the future construction of the IBR Program improvements. The results of the investigation will be used to evaluate excavation worker health and safety requirements and soil management alternatives.

4. INVESTIGATION METHODS

[redacted]

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5. RESULTS

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[1] Data packages include samples for multiple assessed properties and are not exclusive to the subject property.

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6. CONCLUSIONS

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7. RECOMMENDATIONS

[redacted]

8. REFERENCES

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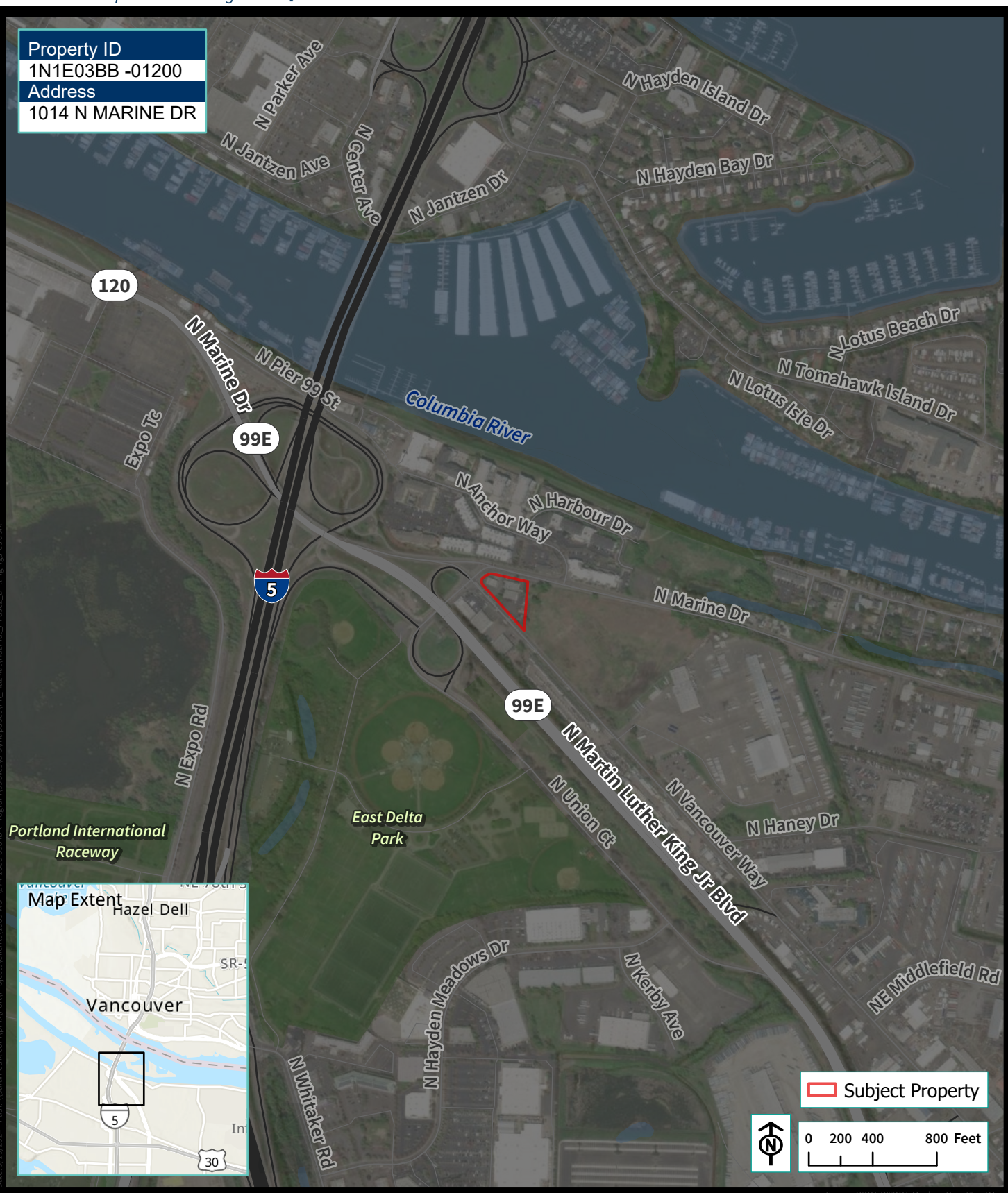
FIGURES

Interstate BRIDGE Replacement Program

1 Site Vicinity Map



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2 Site Location Map

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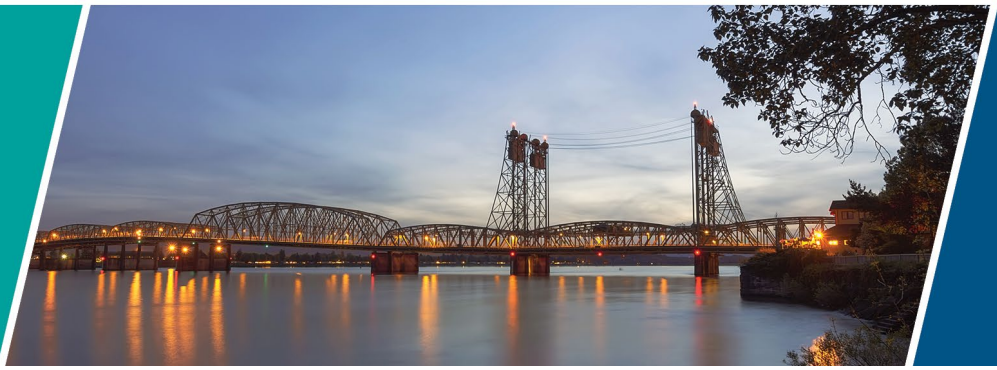
Appendix A. Field Notes

Appendix B. Boring Logs

Appendix C. Laboratory Data Package

Interstate BRIDGE Replacement Program

Considering the importance of our natural environment



Phase II Environmental Site Assessment IBR-2N1E33-00200 and IBR-2N1E33-00202 Portland, Oregon

January 2025

Phase II Environmental Site Assessment
IBR-2N1E33-00200 and IBR-2N1E33-00202
Portland, Oregon

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by Marty Marrs

Approved by Shira DeGrood, RG

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ACRONYMS AND ABBREVIATIONS

CFSL	clean fill screening levels
DEQ	Oregon Department of Environmental Quality
EPA	U.S. Environmental Protection Agency
ESA	Environmental Site Assessment
I-5	Interstate 5
IBR	Interstate Bridge Replacement
LUST	leaking underground storage tank
NFA	No Further Action
PCBs	polychlorinated biphenyls
RBC	risk-based concentration
REC	recognized environmental condition
SVOC	semivolatile organic compounds
UST	underground storage tank

EXECUTIVE SUMMARY

[redacted]

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on two contiguous commercial parcels located south of N Marine Drive, Hayden Island, and the Columbia River; west of the Interstate 5 (I-5) and Oregon 99E interchange; north of the Vanport Wetlands; and to the east of N Force Avenue in Portland, Oregon (herein referred to as the subject property; Figure 1). The subject property is located in Multnomah County, Oregon. The property identifier, tax lot ID, and street address for each parcel is listed below, and the configuration of the properties is shown in Figure 2.

- IBR-2N1E33-00200 2N1E33-00200 2060 N Marine Drive
- IBR-2N1E33-00202 2N1E33-00202 10799 WI/N Expo Road

It is Parametrix's understanding that the IBR Program may pursue acquisition of a portion of the parcels making up the subject property. The proposed acquisition areas are shown on Figure 2. The Phase II ESA focused primarily on the partial areas of each parcel that may be acquired as part of the IBR Program and include assessment of chemical concentrations in soil at three locations.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the acquisition areas following identification of recognized environmental conditions (RECs) and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the subject property which in turn can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study. Conclusions and recommendations provided in this report are applicable to the partial area of the parcel that may be acquired as part of the IBR Program and are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on subject property conditions and the best available information known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the subject property not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.
- Contacts and discussions with regulatory agencies and others.
- Review of available hazardous substance or solid waste lists.
- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the subject property and upon which to draw the conclusions stated in this report.

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property includes two contiguous commercial properties located south of N Marine Drive, Hayden Island, and the Columbia River; west of the I-5 and OR 99E interchange; north of the Vanport Wetlands; and east of N Force Avenue in Portland, Oregon. The Phase II ESA focused on the subject property that consists of partial areas of the two parcels that may be acquired as part of the IBR Program. The subject property main address is listed as 2060 N Marine Drive, Portland, Oregon. The subject property is shown in Figure 1. The boundary of the subject property is shown on Figure 2.

2.2 Site and Vicinity Characteristics

Characteristics of the subject property, including the partial areas of the parcels that may be acquired as part of the IBR Program, are summarized in Table 1.

Table 1. Subject Property Characteristics

IBR ID	Address	Owner	Total Area (acres)	Potential Acquisition Area (square feet)	Current Use (determined through visual observations)
IBR-2N1E33-00200	2060 N Marine Dr	Metro	38.02	244,768	The Portland Expo Center and associated paved parking areas.
IBR-2N1E33-00202	10799 WI/N Expo Rd	Port of Portland	0.73	21,145	Vacant, vegetated land.

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of the Willamette Lowland in Oregon (DNR 2024). The northern portion of the basin is known for its low topographic relief. The subject property is at an elevation of approximately 29 feet above mean sea level. The Portland Basin is bound by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies on what is mapped as “Alluvium (Holocene) – Stratified clay, silt, sand, and gravel deposited along rivers and streams. Locally includes organic-rich mud in valley bottoms and poorly sorted alluvial fan deposits along valley margins” (Wells et al. 2020). Surface soils at the subject property are mapped as silty loam (Parametrix 2023). Beneath the subject property is fill used to construct the levee along North Portland Harbor that is part of the Columbia River. Under the fill of the levee is expected to be

overbank deposits from the Columbia River and remaining geologic units that comprise the Portland Basin. Local bedrock is Columbia River basalt (Apex 2014).

The subject property is located directly south of North Portland Harbor. North Portland Harbor is the name given to the Portland Harbor of the Columbia River that runs between Hayden Island and North Portland. The topography in the vicinity of the subject property is a consistent slope, rising with distance from the Columbia River. Groundwater at the subject property is controlled by the river stage. During a 2013 investigation, groundwater was encountered at approximately 20 feet below ground surface (bgs; Apex 2014). The subject property is approximately located at Columbia River Mile 106.

2.4 Current Use of the Subject Property

The subject property includes the potential acquisition area for two parcels

Parcel IBR-2N1E33-00200 includes the Expo Center and associated warehouses and parking. Parcel IBR-2N1E33-00202 includes the northern boundary of the Vanport Wetlands. The potential acquisition area includes the eastern portions of these parcels (see Figure 2).

North of the subject property, in-water uses along North Portland Harbor include moorage for marine vessels, houseboats, and pleasure crafts (Apex 2014).

2.5 Descriptions of Improvements on the Subject Property

The subject property includes commercial buildings, warehouses, and asphalt parking lots. Power, water, and gas are supplied to the buildings by local utilities and municipalities. Hardscaping such as sidewalks and an asphalt parking lot border the subject property in all directions. It also includes the northern boundary of the Vanport Wetlands, which contains a fence and a powerline.

No buildings are located on the partial areas of the parcels that may be acquired as part of the IBR Program.

3. PREVIOUS INVESTIGATIONS

- A Phase I ESA was completed in November 2023 by Parametrix (Parametrix 2023). Multiple RECs and historical RECs were identified during the Phase I ESA. The subject property includes the former Expo Center site and the former Delta Park Exit Construction site; both sites are listed on regulatory databases due to the previous presence of leaking underground storage tanks (LUSTs). The LUSTs have received No Further Action (NFA) determinations from DEQ. Based on the proper decommissioning of the USTs, residual contaminants below cleanup levels, and regulatory status (NFA determination), both LUST files are considered a historical REC for the subject property.
- The past activity on the area around the site was not fully evaluated as part of the DEQ Cleanup program. The unresolved listing of the subject property on the Environmental Cleanup Site Information database is considered a REC for the subject property.
- A review of regulatory information indicated that the properties to the adjacent north and northeast of the subject property (Diversified Marine site and Pier 99 site) are listed as Superfund sites (archived and current), and they are listed on multiple regulatory databases that indicate the release and storage of hazardous materials on the sites. Prior investigations have included site characterization with subsurface soil, groundwater, and sediment sampling and remedial actions such as removal of soils, debris, and other infrastructure on the sites. The known contamination on the sites and their proximity to the area of acquisition are RECs for the potential area of acquisition within the subject property.

4. SUBSURFACE INVESTIGATION

[redacted]

[redacted]

5. RESULTS

[redacted]

[redacted]

6. CONCLUSIONS

[redacted]

7. RECOMMENDATIONS

[redacted]

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FIGURES

1 Site Vicinity Map

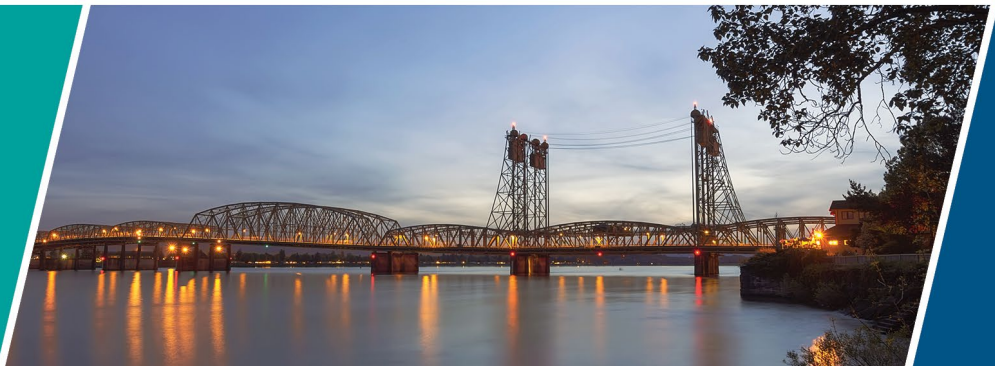
Appendix A. Field Notes

Appendix B. Boring Logs

Appendix C. Laboratory Data Packages

Interstate BRIDGE Replacement Program

Considering the importance of our natural environment



Phase II Environmental Site Assessment
IBR-2N1E33D-00501
11850 N Center Avenue
Portland, Oregon

January 2025

Phase II Environmental Site Assessment
IBR-2N1E33D-00501
11850 N Center Avenue
Portland, Oregon

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by Katie Burke

Approved by Adam Romey, RG

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ACRONYMS AND ABBREVIATIONS

CFSL	clean fill screening levels
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
I-5	Interstate 5
IBR	Interstate Bridge Replacement
PAH	polycyclic aromatic hydrocarbons
PID	photoionization detector
RBC	risk-based concentrations
REC	recognized environmental conditions
TPH-d	diesel-range total petroleum hydrocarbons
TPH-g	gasoline-range total petroleum hydrocarbons
TPH-o	oil-range total petroleum hydrocarbons
UST	underground storage tank

EXECUTIVE SUMMARY

[redacted]

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on the property located at 11850 N Center Avenue in Portland, Oregon (herein referred to as the subject property; Figure 1). The subject property consists of Tax Lot 2N1E33D-00501 in Multnomah County, Oregon. It is our understanding that the IBR Program may pursue acquisition of the subject property. The subject property is identified as IBR-2N1E33D-00501 (Figure 2).

The ESA included assessment of chemical concentrations in the soil and a geophysical survey to evaluate the presence of possible underground storage tanks (USTs) on the subject property.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the acquisition areas following identification of recognized environmental conditions (RECs) and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the site which in turn can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study.

Conclusions and recommendations within this report are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on site conditions and the best available information, known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the site not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.
- Contacts and discussions with regulatory agencies and others.
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- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the site and upon which to draw the conclusions stated in this report.

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property is located at 11850 N Center Avenue in Portland, Oregon. The subject property includes Multnomah County Tax Lot 2N1E33D-00501 and is identified as IBR-2N1E33D-00501. The site location is shown in Figure 1, and the boundary of the subject property is shown on Figure 2.

The subject property is a 0.42-acre property located west of Interstate 5 (I-5) and south of N Center Avenue. According to the Multnomah County Assessment office, 1521/1523 N Jantzen Beach Property LLC is the current owner of the subject property.

2.2 Site and Vicinity Characteristics

The subject property consists of a commercial building that is occupied by one commercial tenant. The 0.42-acre, irregularly shaped lot consists of a building, paved parking areas, sidewalks, and landscaping. It is currently owned by 1521/1523 N Jantzen Beach Property LLC. The property is located in a fully developed commercial area of the Jantzen Beach area of North Portland to the south of N Center Avenue and adjacent to the I-5 freeway right-of-way. The subject property is bounded to the north and west by commercial businesses and restaurants and to the south by North Portland Harbor on the Columbia River (Figure 2).

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of the Willamette Lowland in Oregon (DNR 2023). The northern portion of the basin is known for its low topographic relief, with the subject property at an elevation of approximately 35 feet above mean sea level. The Portland Basin is bounded by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies on what is mapped as fine-grained Holocene alluvium consisting of sand and silty sand deposited by the Columbia River and artificial fill consisting largely of dredge sands (Wells et al. 2020). Site surface soils are comprised of fine sand.

The topography in the vicinity of the subject property is generally level, dropping steeply down to North Portland Harbor on the south side of the subject property. Based on the results of groundwater studies on nearby properties, the anticipated groundwater gradient is to the south toward North Portland Harbor, which is a narrow reach of the Columbia River between Hayden Island and North Portland. Groundwater has been encountered at 13 to 35 feet below ground surface (bgs) on nearby properties.

2.4 Current Use of the Subject Property

The subject property is developed with a commercial building—that is currently occupied by a cannabis retail store and dispensary (Wild West Emporium)—and vehicle parking spaces.

The subject property is zoned by the City of Portland as Commercial Employment (CE).

2.5 Descriptions of Improvements on the Subject Property

The subject property is developed with a 1,530-square-foot commercial building with customer parking spaces, sidewalks, and manicured landscaping, mostly on the north half of the subject property. The property is accessed via a private driveway off N Center Avenue.

3. PREVIOUS INVESTIGATIONS

A Phase I ESA was completed in October 2023 by Parametrix (2023). Based on the historical review, a swimming pool for the Jantzen Beach Amusement Park was located immediately adjacent to the north of the subject property. The southern half of the property was undeveloped land. The building that housed the boilers for heating the swimming pool was located in the northern half of the property.

A ground-level photograph taken of the building during the 1948 Vanport flood shows the suspected boiler building in detail. A possible vent pipe for a UST is visible on the east side of the building.

The use of the subject property remained unchanged until the amusement park closed in 1970. Soon after the park closed, the boiler house was removed. The building on the subject property was constructed in 1974. By 1981, the swimming pool was removed and/or filled.

The presence of the former boiler house and potentially associated oil UST(s) is considered a REC to the subject property. During the site reconnaissance, a 2-inch-diameter steel pipe was observed that extends 6 feet out of the ground from the landscaped area between the parking lot and N Center Avenue. This pipe is located on the west side of the former boiler house that was located in this area until the 1970s. The possible presence of a UST in this area was identified as a REC.

Recommendations included a geophysical survey in the area of the steel pipe located on the north end of the subject property and other areas around the former boiler house to identify possible USTs in the area. Any identified underground tanks should be properly decommissioned, and environmental sampling should be conducted according to State of Oregon requirements and standard industry practices.

4. INVESTIGATION METHODS

[redacted]

[redacted]

5. RESULTS

[redacted]

[redacted]

[redacted]

6. CONCLUSIONS

[redacted]

7. RECOMMENDATION

[redacted]

8. REFERENCES

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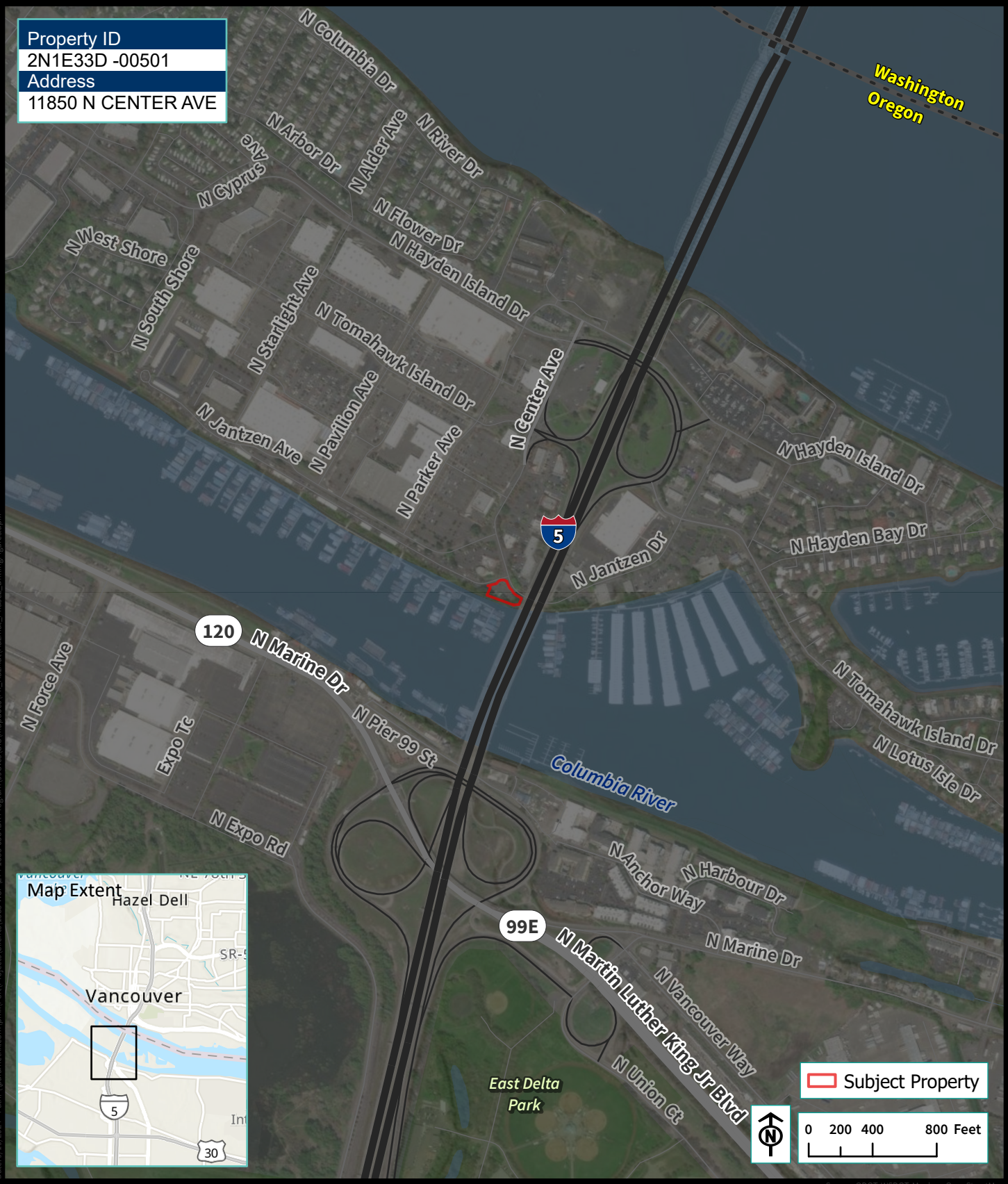
FIGURES

1 Site Vicinity Map



Source: ODOT, WSDOT, Mapbox, OpenStreetMap

Appendix A. Field Notes

Appendix B. Boring Logs

Appendix C. Laboratory Data Packages

Darrell Auvil, Client Services Manager

Appendix D. Pacific Geophysics UST Survey Report

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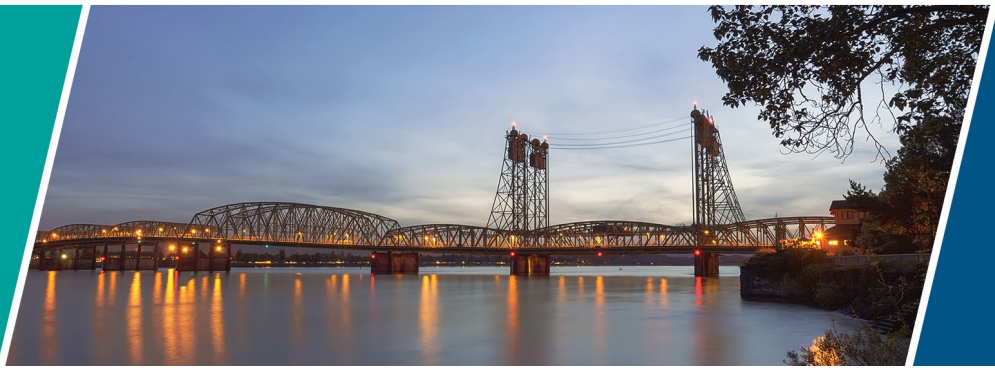
Interstate BRIDGE Replacement Program

Considering the importance of our natural environment



Phase II Environmental Site Assessment IBR-2N1E34CA-01000, IBR-2N1E34CA-01100, IBR-2N1E34CA-01300, and IBR-2N1E34CA-01400 Portland, Oregon

January 2025

Phase II Environmental Site Assessment IBR-2N1E34CA-01000, IBR-2N1E34CA-01100, IBR-2N1E34CA-01300, and IBR-2N1E34CA-01400 Portland, Oregon

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by Katie Burke

Approved by Shira DeGrood, RG

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ACRONYMS AND ABBREVIATIONS

CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CFSL	clean fill screening level
DEQ	Oregon Department of Environmental Quality
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
I-5	Interstate 5
IBR	Interstate Bridge Replacement
LUST	leaking underground storage tank
NFA	no further action
PAH	polycyclic aromatic hydrocarbons
PID	photoionization detector
RBC	risk-based concentration
REC	recognized environmental condition
TPH-d	diesel-range total petroleum hydrocarbons
TPH-g	gasoline-range total petroleum hydrocarbons
TPH-o	oil-range total petroleum hydrocarbons
UST	underground storage tank

EXECUTIVE SUMMARY

[redacted]

Based on the conclusions of this investigation, Parametrix offers the following recommendations:

1. Groundwater was not encountered during the Phase II investigations. If dewatering for construction is necessary, groundwater samples should be collected for disposal purposes.
2. A contaminated material management plan is recommended prior to soil disturbance on the subject property.
3. No additional environmental investigation is recommended at this time.

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on four contiguous commercial parcels located generally to the west of North Jantzen Beach Avenue, north of North Tomahawk Island Drive, south of North Hayden Island Drive, and east of Interstate 5 (I-5), in Portland, Oregon (herein referred to as the *subject property*) (Figure 1). The subject property is located in Multnomah County, Oregon. The property identifiers, tax lot IDs, and street addresses for each of the four parcels are listed below, and the configuration of the properties is shown in Figure 2.

- IBR-2N1E34CA-01000 2N1E34CA-01000 (Tax Lot 1000) North Jantzen Drive
- IBR-2N1E34CA-01100 2N1E34CA-01100 (Tax Lot 1100) North Jantzen Drive
- IBR-2N1E34CA-01300 2N1E34CA-01300 (Tax Lot 1300) 12237 North Jantzen Drive
- IBR-2N1E34CA-01400 2N1E34CA-01400 (Tax Lot 1400) 12225 North Jantzen Drive

It is Parametrix's understanding that the IBR Program may pursue acquisition of a portion of the parcels making up the subject property. The proposed acquisition area is shown in Figure 2. The Phase II ESA focused primarily on the partial areas of each parcel that may be acquired as part of the IBR Program and included assessment of chemical concentrations in soil at 18 locations.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the potential acquisition areas following identification of recognized environmental conditions (RECs) and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the subject property, which in turn, can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study.

Conclusions and recommendations provided in this report are applicable to the partial area of the parcel that may be acquired as part of the IBR Program and are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on site conditions and the best available information, known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the site not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.
- Contacts and discussions with regulatory agencies and others.
- Review of available hazardous substance or solid waste lists.
- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the site and upon which to draw the conclusions stated in this report.

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property includes four contiguous commercial parcels located generally to the west of North Jantzen Beach Avenue, north of North Tomahawk Island Drive, south of North Hayden Island Drive, and east of I-5 in Portland, Oregon. The Phase II ESA focused on the subject property that consists of partial areas of the four parcels that may be acquired as part of the IBR Program, as detailed in the table below. The subject property location is shown on Figure 1. The boundary of the subject property is shown in Figure 2.

2.2 Site and Vicinity Characteristics

Characteristics of the subject property, including the partial areas of the parcels that may be acquired as part of the IBR Program, are summarized in Table 1.

Table 1. Subject Property Characteristics

IBR ID	Address	Owner	Total Area (acres)	Potential Acquisition Area (square feet)	Current Use (determined through visual observations)
IBR-2N1E34CA-01000	North Jantzen Drive	Taco Bell Corp et al	0.01	45	Roadway
IBR-2N1E34CA-01100	North Jantzen Drive	Taco Bell Corp et al	0.51	25,678	Roadway
IBR-2N1E34CA-01300	12237 North Jantzen Drive	Weber Coastal Bells LP	0.59	8,380	Taco Bell
IBR-2N1E34CA-01400	12225 North Jantzen Drive	Jantzen/Angel LLC	0.63	5,580	Burger King

The subject property is bounded to the north by North Hayden Island Drive followed by commercial development, to the south by North Tomahawk Island Drive followed by commercial and retail development, to the east by North Hayden Island Drive followed by a center island associated with I-5, and to the west by commercial and retail development (see Figure 2).

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of Willamette Lowland in Oregon. The northern portion of the basin is known for its low topographic

relief, with the subject property at an elevation of approximately 30 feet above mean sea level. The Portland Basin is bounded by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies on what is mapped as Holocene-era alluvium, consisting of stratified clay, silt, sand, and gravel deposited along rivers and streams with local inclusions of poorly sorted alluvial fan deposits along valley margins (Wells et al. 2020). Surface soils consist of coarse-grained soils (Parametrix 2024).

The topography in the vicinity of the subject property is a consistent slope that rises with distance from the Columbia River. Based on the results of groundwater studies on nearby properties, the anticipated groundwater gradient is to the south toward North Portland Harbor, which is a narrow reach of the Columbia River between Hayden Island and North Portland. Groundwater has been encountered at 25 to 35 feet below ground surface (bgs) at the subject property (Shell Oil 2013).

2.4 Current Use of the Subject Property

The subject property includes multiple commercial buildings and a gas station. The proposed acquisition area includes the entire parcels identified as IBR-2N1E34CA -01100 and IBR-2N1E34CA -01000; the northern and eastern boundaries of the parcel identified as IBR-2N1E34CA -01300; and the eastern boundary of the parcel identified as IBR-2N1E34CA -01400 (see Figure 2).

The subject property is zoned by the City of Portland as Commercial Mixed Use 1 (CM1).

2.5 Description of Improvements on the Subject Property

The subject property is developed with one roadway and sidewalks and two fast-food restaurants (Taco Bell and Burger King). Further improvements include asphalt parking lots and equipment storage areas. Power, water, and gas are supplied to the buildings by local utilities and municipalities. Hardscaping such as sidewalks border the boundaries of the subject property.

The partial acquisition areas are developed with paved parking areas, sidewalks, and landscaping adjacent to streets that provide public access to the on-site developments and nearby properties. No buildings or other significant structures are located on the areas of the parcels that may be acquired as part of the IBR Program.

3. PREVIOUS INVESTIGATIONS

A Phase I ESA was completed in October 2023 by Parametrix (Parametrix 2023a,b). Recognized environmental conditions (RECs) were identified on the subject property related to several former and current leaking underground storage tanks (LUSTs) in connection with several gas stations formerly and currently on the subject property.

The former Jantzen Beach Shell site, located in the northern portion of the subject property (Tax Lot 1300), has undergone investigations and subsequent remedial actions conducted from the 1990s to the mid-2000s, and the site ultimately received a No Further Action (NFA) determination from the Oregon Department of Environmental Quality (DEQ) in 2014. The former Hayden Island Texaco appears to have been present in the center of the subject property (Tax Lot 1400) in the 1970s to the early 1980s. It is listed in an EDR Radius Map Report as a Historical Gas Station site, but it is not present in the DEQ LUST database. See Appendix A of the Phase I ESA (Parametrix 2023b).

In addition, several sites identified on regulatory databases are located near the subject property. The current Chevron 90706 gas station, located south of Tax Lot 1400, has undergone several investigations and cleanup actions, and it has received two NFA determinations from DEQ (in 1993 and 2007). The adjacent car wash site, located east of Tax Lot 1100, is listed as a LUST site. The long history of current and former gas stations on the subject property and adjacent properties and the known past releases and potential for residual contaminants to be present in soil beneath and near the subject property were identified as a REC to the subject property, including the proposed partial acquisition areas.

Additional information on each of these tax lots is available in the Phase I ESA (Parametrix 2023b), and additional information on the LUST site within the subject property is provided below.

- Jantzen Beach Shell/Panoco #39 (12237 Jantzen Drive; Tax lot: 2N1E34CA-01300) was formerly located on the northern portion of the subject property and was assigned DEQ LUST file number 26-89-0267. This facility operated as a gasoline station from 1970 to 1987 and included one 10,000-gallon gasoline underground storage tank (UST), two 8,000-gasoline USTs, one waste-oil UST, and one fuel-oil UST. The five USTs were removed from the site in 1989 to 1990. The approximate location of the former USTs is provided in Figure 2 (Shell Oil 2013).

  Groundwater monitoring and soil sampling were conducted between 1990 and 2011, and a conceptual site model was developed in 2013 (Shell Oil 2013). A beneficial use determination for groundwater identified that shallow groundwater within the site was not currently or reasonably likely to be used for domestic or municipal purposes in the future. Chemicals of interest for the site included petroleum hydrocarbons and various volatile organic compounds in soil and groundwater and total lead in soil. Petroleum hydrocarbon and volatile organic compound concentrations in groundwater were less than the selected RBCs during four quarters of sampling in December 2010 through September 2011. Dissolved lead in groundwater was analyzed in groundwater monitoring well samples collected in 1993 and 2004. Concentrations were generally non-detect (less than 5 µg/L) but were detected at a

maximum concentration of 48 µg/L in MW-5 in 1993, located near the southwest parcel boundary.

No further action was recommended in the 2013 conceptual site model, and DEQ issued an NFA determination for the site in May 2014.

The presence of residual concentrations of soil and groundwater contaminants on the subject property, including partial areas of the parcels that may be acquired as part of the IBR Program, was identified as a REC to the subject property.

Based on the historical presence of known and suspected gasoline stations on and near the subject property, as well as known past releases and potential residual contamination, a Phase II consisting of subsurface sampling was recommended in the partial acquisition areas on the subject property.

4. INVESTIGATION METHODS

[redacted]

[redacted]

5. RESULTS

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

6. CONCLUSIONS

[redacted]

7. RECOMMENDATIONS

[redacted]

8. REFERENCES

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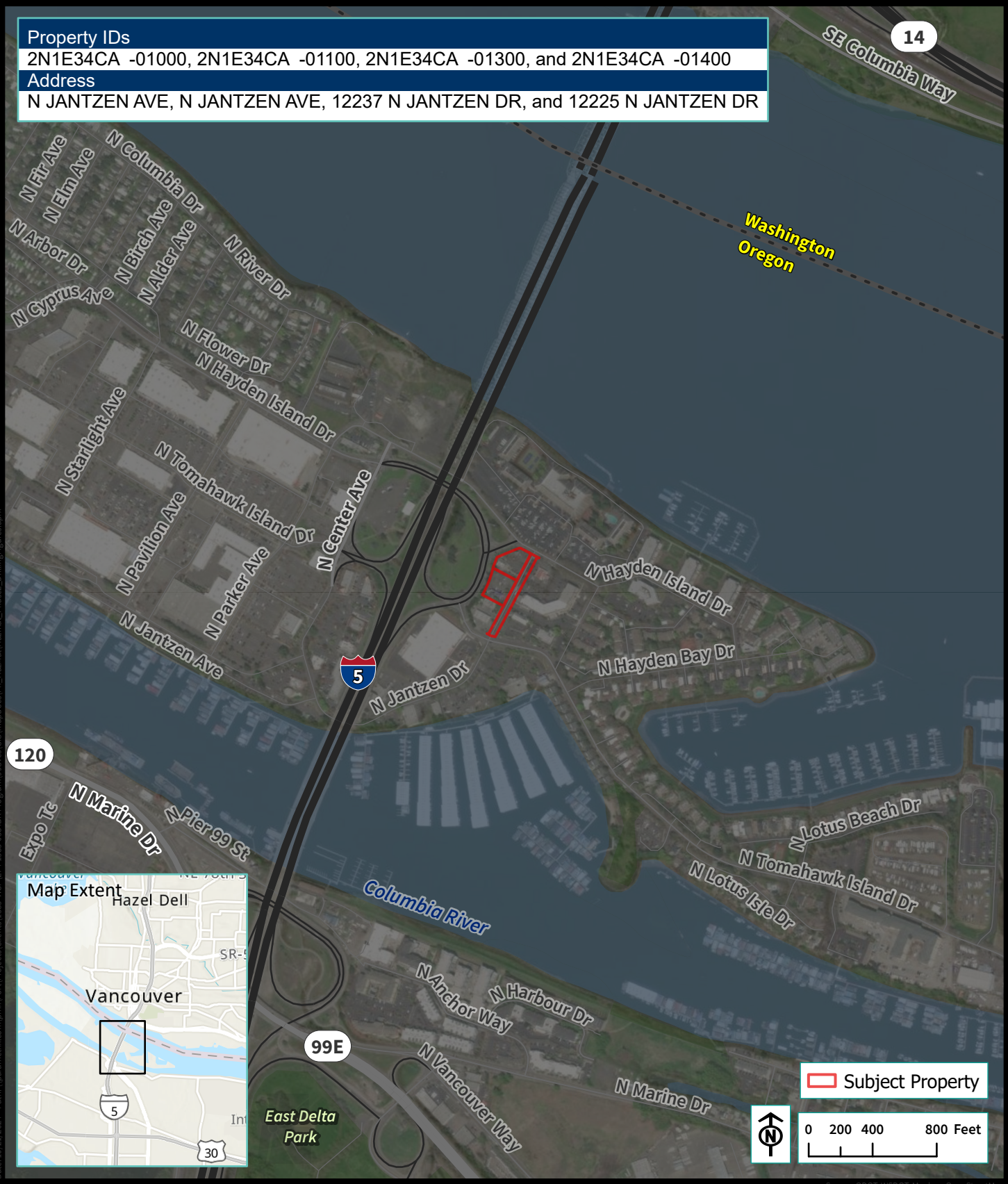
FIGURES

1 Site Vicinity Map



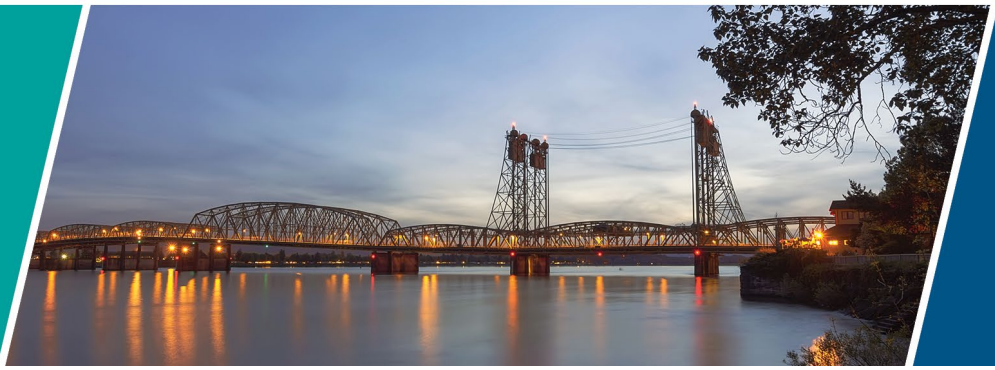
Appendix A. Field Notes

Appendix B. Boring Logs

Appendix C. Laboratory Data Packages

Interstate BRIDGE Replacement Program

Considering the importance of our natural environment



Phase II Environmental Site Assessment IBR-2N1E34C-01700 and IBR-2N1E34CA-01600 Portland, Oregon

January 2025

Phase II Environmental Site Assessment IBR-2N1E34C-01700 and IBR-2N1E34CA-01600
Portland, Oregon

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by Katie Burke

Approved by Adam Romey, RG

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ACRONYMS AND ABBREVIATIONS

bgs	below ground surface
CFSL	clean fill screening level
CREC	controlled recognized environmental condition
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
I-5	Interstate 5
IBR	Interstate Bridge Replacement
LUST	leaking underground storage tank
NFA	no further action
PAH	polycyclic aromatic hydrocarbon
PCE	perchloroethylene or tetrachloroethylene
RBC	risk-based concentrations
RBDM	risk-based decision-making
REC	recognized environmental conditions
TPH	total petroleum hydrocarbon
UST	underground storage tank
VOC	volatile organic compound

EXECUTIVE SUMMARY

[redacted]

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on two contiguous commercial parcels located generally to the west of North Hayden Bay Drive, south of North Tomahawk Island Drive, east of Interstate 5 (I-5), and north of North Portland Harbor in Portland, Oregon (herein referred to as the *subject property;* Figure 1). The subject property is located in Multnomah County, Oregon. The property identifiers, tax lot IDs, and street addresses for each of the parcels are listed below, and the configuration of the properties is shown in Figure 2.

- IBR-2N1E34C-01700 2N1E34C-01700 12050 N Jantzen Drive
- IBR-2N1E34CA-01600 2N1E34CA-01600 900 N Tomahawk Island Drive

It is Parametrix's understanding that the IBR Program may pursue acquisition of a portion of the parcels making up the subject property. The proposed acquisition area is shown in Figure 2. The Phase II ESA focused primarily on the partial area of each parcel that may be acquired as part of the IBR Program and included assessment of contaminant impacts in soil at six locations.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the acquisition areas following identification of recognized environmental conditions (RECs) and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the site which in turn can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study.

Conclusions and recommendations within this report are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on site conditions and the best available information, known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the site not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.
- Contacts and discussions with regulatory agencies and others.
- Review of available hazardous substance or solid waste lists.
- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the site and upon which to draw the conclusions stated in this report.

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property includes two contiguous commercial parcels located generally to the west of North Hayden Bay Drive, south of North Tomahawk Island Drive, east of I-5, and north of North Portland Harbor in Portland, Oregon. The Phase II ESA focused on the subject property, which consists of partial areas of the two parcels that may be acquired as part of the IBR Program, as detailed in the table below. The site location is shown in Figure 1, the Site Vicinity Map. The boundary of the subject property and the acquisition areas are shown on Figure 2.

2.2 Site and Vicinity Characteristics

Characteristics of the subject property, including the partial areas of the parcels that may be acquired as part of the IBR Program, are summarized in Table 1.

Table 1. Subject Property Characteristics

IBR ID	Address	Owner	Total Area (acres)	Potential Acquisition Area (square feet)	Current Use (determined through visual observations)
IBR-2N1E34C-01700	12050 N Jantzen Drive	Columbia Crossings LLC	3.72	13,583	Mattress World Northwest Jantzen Beach Clearance Center; Stateline Liquor Store at Jantzen Beach; and Menjiro.
IBR-2N1E34CA-01600	900 N Tomahawk Island Drive	(503) Real Estate LLC	1.24	2,234	Retail building.

The subject property is bounded to the north by North Jantzen Drive followed by commercial and retail development and a gas station; to the east by commercial development; to the south by North Portland Harbor; and to the west by a parking lot (see Figure 2).

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of the Willamette Lowland in Oregon. The northern portion of the basin is known for its low topographic relief, with the subject property at an elevation of approximately 30 feet above mean sea level. The Portland Basin is bound by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies on what is

mapped as fine-grained Holocene alluvium, consisting of sand and silty sand deposited by the Columbia River, and artificial fill (Wells et al. 2020).

The topography in the vicinity of the subject property is a consistent slope, rising with distance from the Columbia River. Based on the results of groundwater studies on nearby properties, the anticipated groundwater gradient is expected to vary from the south. Groundwater has been encountered at 13 to 35 feet below ground surface (bgs) on nearby properties (USGS 2017).

2.4 Current Use of the Subject Property

The subject property includes multiple commercial buildings and paved parking areas. The proposed acquisition area includes the northern boundaries of parcels identified as IBR- 2N1E34C-01700 and IBR-2N1E34CA-01600 (see Figure 2).

The subject property is zoned by the City of Portland as Commercial Employment (CE) and Residential Multi-Dwelling 1 (RM1).

2.5 Descriptions of Improvements on the Subject Property

The subject property includes multiple commercial buildings, asphalt parking lots and equipment storage areas, landscaping, and a portion of North Portland Harbor. Power, water, and gas are supplied to the buildings by local utilities and municipalities. Hardscaping such as sidewalks and an asphalt parking lot border the buildings to the north, east, and west.

No buildings or other significant structures are located on the portions of the parcels that may be acquired as part of the IBR Program.

3. PREVIOUS INVESTIGATIONS

A Phase I ESA was completed in October 2023 by Parametrix (Parametrix 2023). Controlled recognized environmental conditions (CRECs) were found on the subject property related to PCE contamination discovered during a site investigation in 1995. Soil and groundwater monitoring were conducted, and in 1999, hydrogen release compound was injected into the shallow groundwater to accelerate the natural degradation of the PCE. The treatment resulted in an 87% reduction of PCE concentrations in the groundwater and the subsequent generation and degradation of PCE daughter products. Confirmatory groundwater and soil samples indicated contaminant levels below cleanup standards. The remedial action taken on the site resulted in the issuance of an NFA determination by the Oregon Department of Environmental Quality (DEQ). The database listing and the former dry cleaner facility on the subject property represent a CREC. This site has the potential to have impacted the acquisition areas of the subject property; however, environmental assessment reports were not reviewed.

An additional parcel (Tax Lot 2N1E34CA-01600) is listed on the underground storage tank (UST) regulatory database, which indicates the current or historical presence of a UST. The site is registered with a decommissioned diesel UST. No spills, releases, or violations were identified. The absence of regulatory documentation and correspondence confirming a clean closure of the on-site UST is considered a REC to the subject property. However, based on the absence of reported releases, it is unlikely to have impacted the potential acquisition area of the subject property.

Based on the historical PCE releases, potential residual contamination, and absence of regulatory documentation and correspondence confirming a clean closure of the on-site UST, a Phase II ESA consisting of subsurface sampling was recommended in the potential acquisition area of the subject property.

4. INVESTIGATION METHODS

[redacted]

5. RESULTS

[redacted]

[redacted]

[redacted]

6. CONCLUSIONS

[redacted]

7. RECOMMENDATIONS

[redacted]

8. REFERENCES

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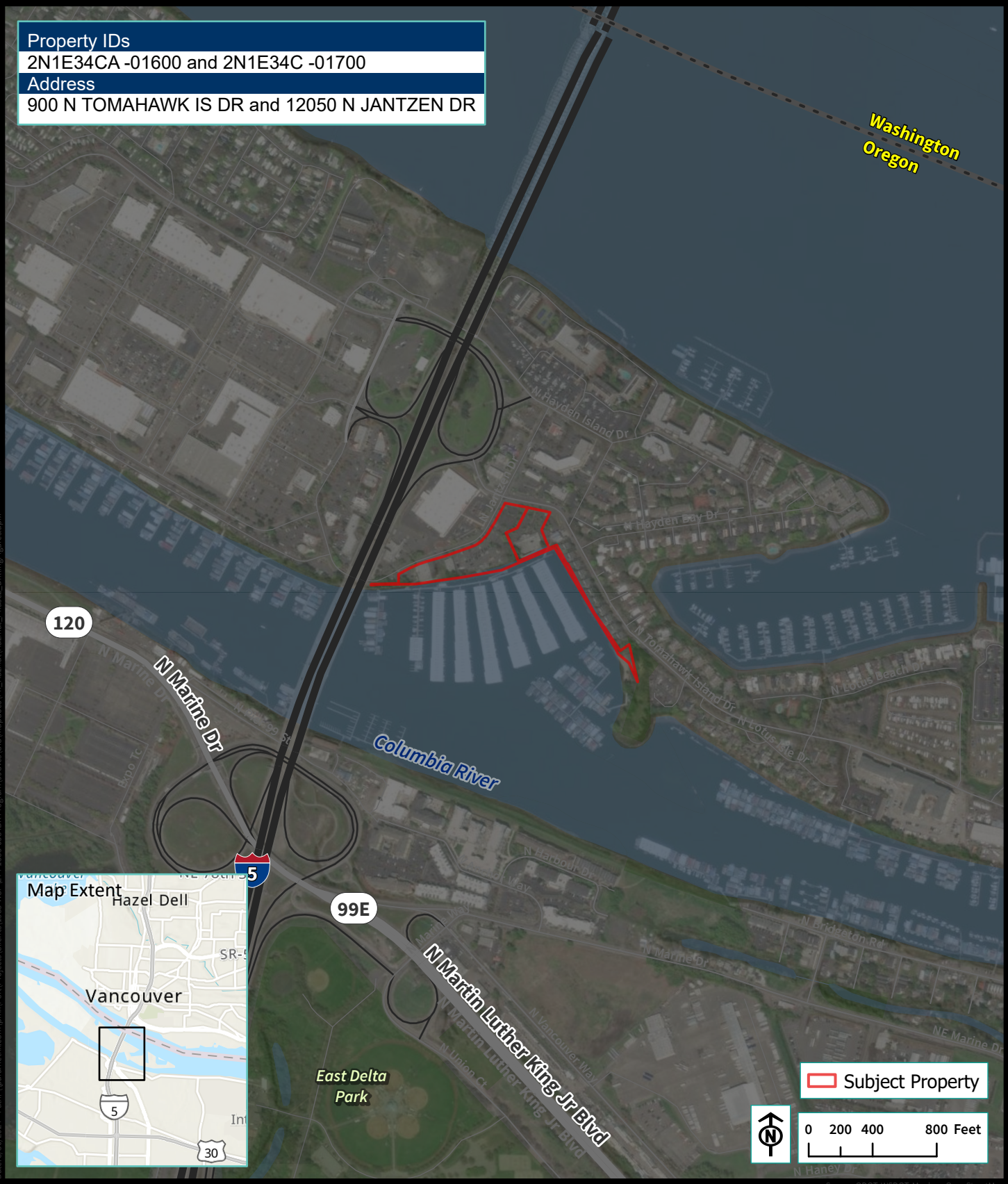
FIGURES

1 Site Vicinity Map



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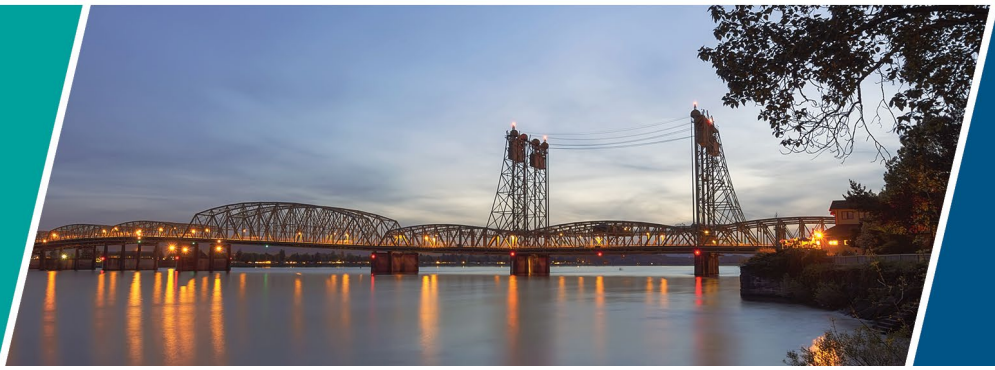
Appendix A. Field Notes

Appendix B. Boring Logs

Appendix C. Laboratory Data Packages

Interstate BRIDGE Replacement Program

Considering the importance of our natural environment



Phase II Environmental Site Assessment
IBR-38279916
Vancouver, Washington

January 2025

Phase II Environmental Site Assessment
IBR-38279916
Vancouver, Washington

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by Marty Marrs

Approved by Shira DeGrood

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ACRONYMS AND ABBREVIATIONS

AEC	Anderson Environmental Contracting
AST	aboveground storage tank
bgs	below ground surface
CUL	cleanup level
Ecology	Washington State Department of Ecology
ESA	environmental site assessment
IBR	Interstate Bridge Replacement
MTCA	Model Toxics Control Act
PAH	polyaromatic hydrocarbons
REC	recognized environmental condition
SVOC	semivolatile organic compound
TPH-d	diesel-range total petroleum hydrocarbons
TPH-o	oil-range total petroleum hydrocarbons

EXECUTIVE SUMMARY

[redacted]

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on the developed property located at 605 E Evergreen Boulevard in Vancouver, Washington (herein referred to as the *subject property*) (Figure 1). The subject property is located in Clark County, Washington (Figure 2).

It is our understanding that the IBR Program may pursue acquisition of a portion of the subject property. The two proposed acquisition areas, one near the northern parcel boundary and one near the southern parcel boundary, are shown in Figure 2. The Phase II ESA focused primarily on the southern potential acquisition area of the parcel that may be acquired as part of the IBR Program and included assessment of chemical concentrations in soil at one location.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the potential acquisition area following identification of recognized environmental conditions (RECs) and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the subject property which in turn can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study.

Conclusions and recommendations provided in this report are applicable to the southern partial area of the parcel that may be acquired as part of the IBR Program and are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on subject property conditions and the best available information known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the subject property not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally

accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.
- Contacts and discussions with regulatory agencies and others.
- Review of available hazardous substance or solid waste lists.
- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary evaluation of the subject property and upon which to draw the conclusions stated in this report.

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property is located east of I-5, west of Fort Vancouver Way, south of E Evergreen Boulevard, and north of McClellan Road in Vancouver, Washington. The Phase II ESA focused on the partial area of the subject property located in the southwest corner of Tax Lot 38279916. The subject property main address is listed as 605 E Evergreen Boulevard, Vancouver, Washington. The subject property location is shown in Figure 1. The boundary of the subject property and the potential areas of acquisition are shown on Figure 2.

2.2 Site and Vicinity Characteristics

The southern acquisition area within the subject property is approximately 378 square feet in size and located at the southwest corner of the 2.1-acre parcel. The subject property contains the Vancouver Police Department administration building and associated auxiliary improvements.

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of the Willamette Lowland in Oregon. The northern portion of the basin is known for its low topographic relief, with the subject property at an elevation of approximately 34 feet above mean sea level. The Portland Basin is bounded by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies in what is mapped as coarse-grained Missoula flood deposits, cobbly, sandy gravel deposited by the Missoula floods (Wells et al. 2020). Surface soils consist of gravelly loam.

The topography in the vicinity of the subject property is a consistent slope, rising with distance from the Columbia River. The anticipated groundwater gradient is to the south toward the Columbia River. Depth to groundwater at the subject property is approximately 50 feet below ground surface (Swanson et al. 1995).

2.4 Current Use of the Subject Property

The subject property is used by the Vancouver Police Department for administration purposes and vehicle maintenance. Landscaping is present in the southern partial area that may be acquired as part of the IBR Program.

2.5 Description of Improvements on the Subject Property

The subject property contains the Vancouver Police Department administration building, parking lots, sidewalks, and vegetated areas. It also includes vehicle bays and an exterior covered area (potentially

a car wash bay). A separate fenced area is located near the partial area that may be acquired as part of the IBR Program. The fenced area has a gravel floor and contains a cylindrical aboveground storage tank (AST, likely a propane tank), generator, and a large metal structure with electrical systems and air conditioning units.

Bushes and grass are located in the partial area that may be acquired as part of the IBR Program. A landscape sprinkler system is present in this area.

3. PREVIOUS INVESTIGATIONS

A Phase I ESA was completed in October 2023 by Parametrix (Parametrix 2023). Use or storage of hazardous substances and/or petroleum products was noted in a fenced area near the southern potential area of acquisition within the subject property. A diesel generator placed on a gravel surface, a propane AST in poor condition, and a shed with large electrical cabling and air conditioning units were present in the fenced area. The presence of staining could not be assessed due to lack of subject property access and was identified as a recognized environmental condition (REC) during the Phase I investigation.

In other portions of the subject property, no evidence of leaks or spills, significant quantities of hazardous substances or petroleum products, stressed vegetation, stained soil, or significant refuse was observed.

A review of regulatory information indicated that the property is not listed in regulatory databases. Several nearby sites were identified in the regulatory databases reviewed. However, based on information reviewed during the Phase I ESA, none of the sites appear to represent a REC to the subject property.

4. SUBSURFACE INVESTIGATION

[redacted]

4.2 Laboratory Analytical Results

[redacted]

5. RESULTS

[redacted]

[redacted]

6. CONCLUSIONS

[redacted]

7. RECOMMENDATION

[redacted]

8. REFERENCES

Ecology (Washington State Department of Ecology). 2015. Implementation Memorandum #10: Evaluating the Human Health Toxicity of Carcinogenic PAHs (cPAHs) using Toxicity Equivalency Factors (TEFs). Accessed November 11, 2024. https://apps.ecology.wa.gov/publications/summarypages/1509049.html.

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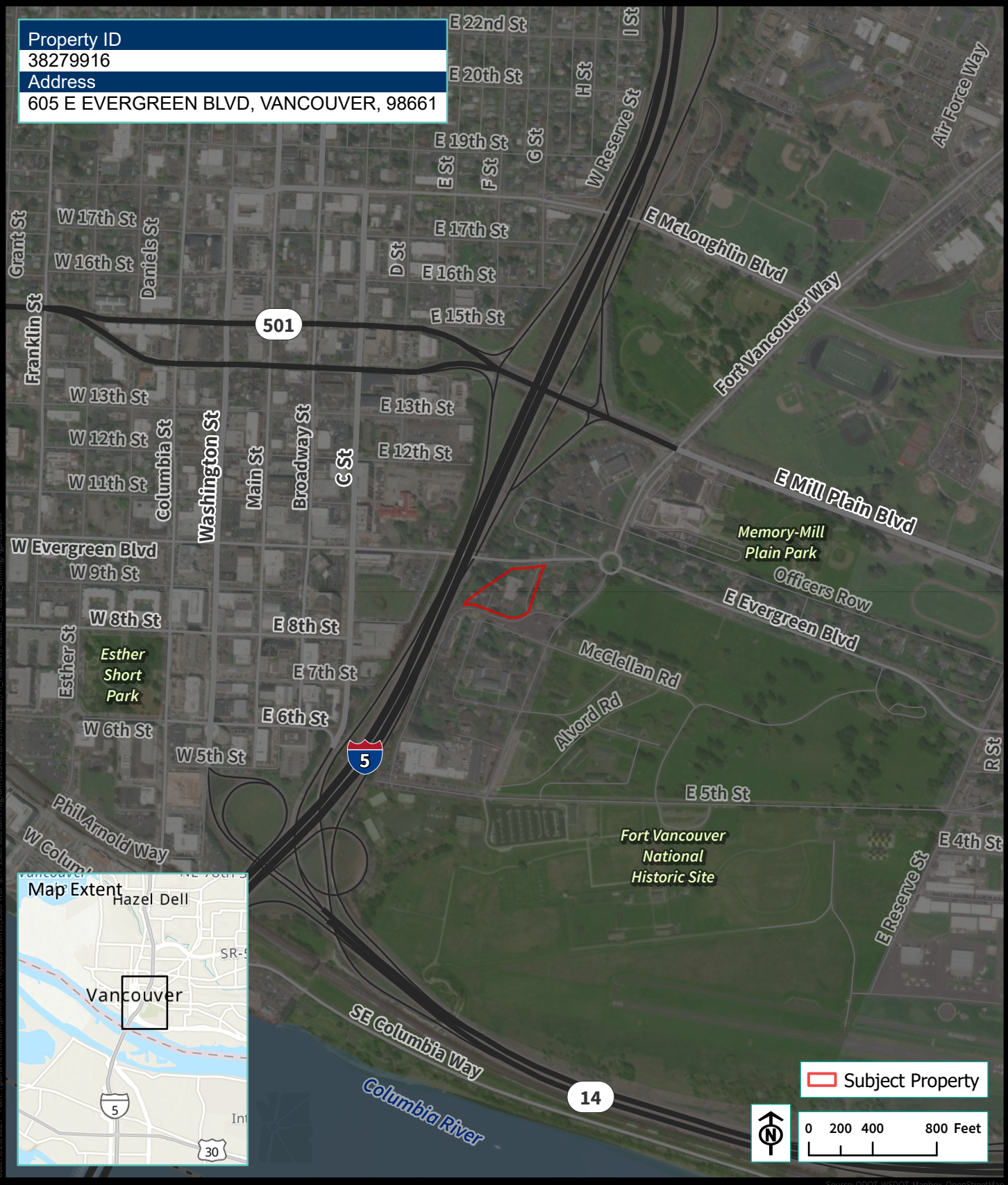

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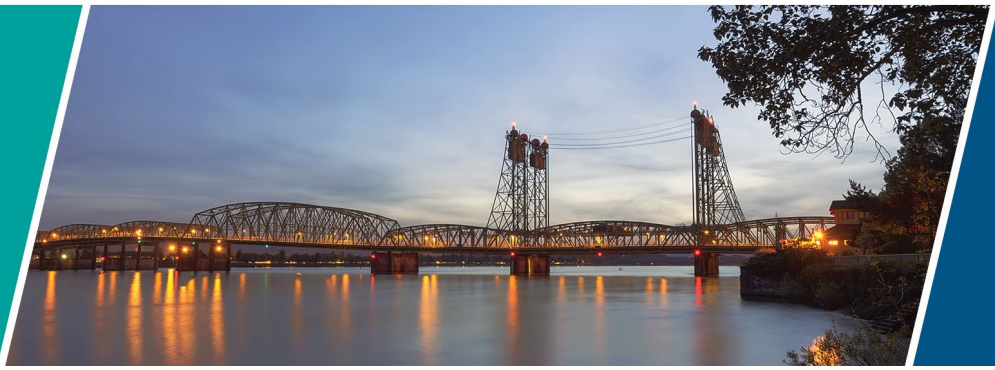
Considering the importance of our natural environment



Phase II Environmental Site Assessment
100 SE Columbia Way
IBR-47580000
Vancouver, Washington

January 2025

Phase II Environmental Site Assessment
100 SE Columbia Way
IBR-47580000
Vancouver, Washington

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned. We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the *all appropriate inquiries* in conformance with the standards and practices set forth in 40 CFR Part 312.

Katie Burke

Prepared by Katie Burke

Shira DeGrood

Approved by Shira DeGrood

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ACRONYMS AND ABBREVIATIONS

bgs	below ground surface
CUL	cleanup level
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
ESA	environmental site assessment
IBR	Interstate Bridge Replacement
MTCA	Model Toxics Control Act
PAH	polycyclic aromatic hydrocarbon
PCB	polychlorinated biphenyl
PID	photoionization detector
REC	recognized environmental concern
TCLP	Toxicity Characteristic Leaching Procedure
TPH-Dx	diesel-range petroleum hydrocarbons
WAC	Washington Administrative Code
TEF	toxicity equivalency factor
TPH	total petroleum hydrocarbons

EXECUTIVE SUMMARY

[redacted]

1. INTRODUCTION

Parametrix was retained by the Interstate Bridge Replacement (IBR) Program to perform a Phase II Environmental Site Assessment (ESA) on the property located at 100 SE Columbia Way (herein referred to as the *subject property;* Figure 1). The subject property is located in Clark County, Washington (Figure 2).

It is our understanding that the IBR Program may pursue acquisition of the subject property. The proposed acquisition area is shown in Figure 2. The Phase II ESA included assessment of chemical concentrations in the soil at three locations.

1.1 Purpose

The purpose of the Phase II ESA was to evaluate potential impacts to the acquisition area following identification of recognized environmental conditions (RECs) and to provide additional information on current subsurface conditions.

The Phase II ESA provides a more complete picture of environmental conditions at the subject property which in turn can aid in providing liability protection under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

1.2 Significant Assumptions

This assessment was conducted in accordance with generally accepted industry practices and procedures within the scope of work authorized at the time and place of this study.

Conclusions and recommendations within this report are based on observed evidence and data collected during the performance of this assessment, as well as information obtained through previous investigations or documentation, where available.

1.3 Limitations

The findings, conclusions, and recommendations presented in this report are based on site conditions and the best available information, known or made available by regulators, other consultants, or other sources at the time of the investigation. Parametrix conducted a diligent search and investigation in compliance with prevailing standards of the profession; however, certain adverse conditions may exist at the subject property not detected at the time of the investigation.

The services provided under this contract, as described in this report, include professional opinions and judgments based on data collected. These services have been provided according to generally accepted engineering practices. The opinions and conclusions contained in this report are typically based on information obtained from the following:

- Observations and measurements made by Parametrix field staff.

- Contacts and discussions with regulatory agencies and others.
- Review of available hazardous substance or solid waste lists.
- Opinions and judgments of Parametrix based on the information available.

In the professional judgment of Parametrix, the services performed pursuant to the scope of services are an adequate basis to collect data for a preliminary

2. SUBJECT PROPERTY DESCRIPTION

2.1 Location

The subject property includes one commercial parcel located generally to the north of SE Columbia Way, east of the Interstate Bridge, west of an adjacent vegetated parcel, and south of a parking lot and a BNSF Railway right-of-way in Vancouver, Washington. The Phase II ESA focused on the subject property, which includes Tax Lot 47580000. The subject property location is shown in Figure 1. The boundary of the subject property is shown in Figure 2.

2.2 Site and Vicinity Characteristics

The subject property consists of Tax Lot 47580000, located at 100 SE Columbia Way. This 0.14-acre parcel is owned by Clark Public Utilities and includes an unused building and associated parking lot. The building was formerly an electrical substation and office space.

2.3 Physical Setting

The subject property is located in the Portland Basin, which marks the northern terminus of the Willamette Lowland in Oregon. The northern portion of the basin is known for its low topographic relief, with the subject property at an elevation of approximately 34 feet above mean sea level. The Portland Basin is bounded by the Cascade Range to the east and the Coast Range to the west.

Geologic processes in the Portland Basin consist of volcanism, sedimentation, and cataclysmic flood deposits in both fluvial and marine depositional environments. The subject property lies in what is mapped as coarse-grained Missoula flood deposits—cobbly, sandy gravel deposited by the Missoula floods (Wells et al. 2020). Surface soils consist of gravelly loam.

The topography in the vicinity of the subject property is a consistent slope, rising with distance from the Columbia River. The anticipated groundwater gradient is to the south toward the Columbia River. Groundwater has been encountered at 16 to 29 feet below ground surface (bgs) on a nearby property that is located a similar distance from the Columbia River (Maul Foster Alongi 2019).

2.4 Current Use of the Subject Property

The subject property includes one commercial building and paved parking area. The commercial building is unused.

2.5 Descriptions of Improvements on the Subject Property

The building includes a western and an eastern section that are not connected by an interior door. The western section is two stories tall, with a landing between the two stories; it was used for office

space until circa 2020. The eastern section includes a three-story-tall former electrical substation. The second and third stories are empty and unused. The first story was formerly used by office personnel as parking (Parametrix 2023). The entire building is approximately 8,180 square feet (Parametrix 2012).

3. PREVIOUS INVESTIGATIONS

A Phase I ESA was completed in October 2023 by Parametrix (Parametrix 2023). RECs identified on the subject property included the potential for uncontrolled spills of transformer oil during historical use of electrical equipment. A review of Sanborn Fire Insurance maps and historical aerial photographs indicated that the former transformer substation was constructed in 1916. A site interviewee stated that the electrical equipment was removed in the mid-1980s. The building is still present. Open conduits are present between operational areas on the second and third floors and a water infiltration area on the first floor.

Recommendations included a subsurface investigation for the soil underlying the drainage holes within the second-story bays, specifically evaluating the presence of PCBs and petroleum products.

4. INVESTIGATIVE METHODS

[redacted]

[redacted]

5. RESULTS

[redacted]

[redacted]

[redacted]

6. CONCLUSIONS

[redacted]

7. RECOMMENDATION

[redacted]

8. REFERENCES

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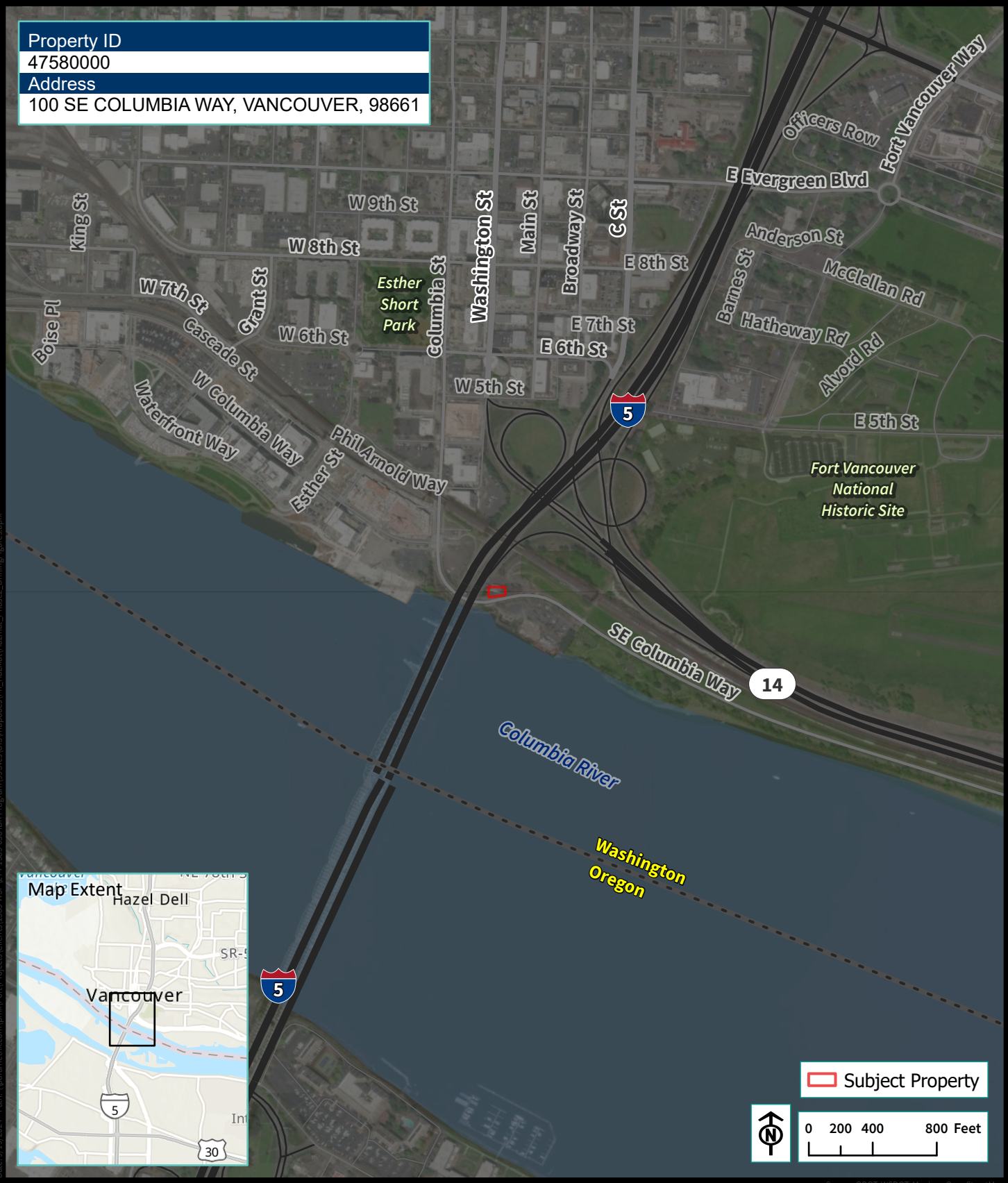

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