Phase II Environmental Site Assessment
Grantz Property Portland, Oregon.
Prepared by Parametrix, Portland, Oregon.
May 22, 2008.
Figure 1:
Site Vicinity Map
Grantz Property
Phase II ESA
PDC
Portland, OR

Analysis: Marshall. 5/5/2008. P:\Projects\275 EES\1962-012 PDC Env On-call\Ph-05_Grants_Properties\GIS\Figure_1_Phase II ESA.mxd
Figure 2:
Boring Locations
Grantz Property
Phase II ESA
PDC
Portland, OR
EXECUTIVE SUMMARY

Parametrix was retained by the Portland Development Commission (PDC) to complete a Phase II Environmental Site Assessment (ESA) on the Grantz properties (the Site), located in Portland, Oregon (see Figure 1).

Based on the findings of this investigation, Parametrix reached the following conclusions:

1. Soil analytical results indicate localized low-level diesel and/or heavy oil-contaminated soil present in borings B-05, B-06, B-08, and B-11. Low concentrations of PAHs and metals are also associated with the petroleum hydrocarbon contamination. None of the concentrations exceed the appropriate DEQ or EPA risk-based screening levels for occupational or industrial exposure. Based on the low concentrations detected, it does not appear that the adjacent gas station has impacted subsurface conditions at the subject property.

2. A soil sample collected beneath the potential former hoist area indicated relatively high concentrations of heavy-oil petroleum hydrocarbons (20,400 mg/kg) and lead (1,430 mg/kg). PAHs and metals were also detected at moderate concentrations. The presence of heavy-oil petroleum hydrocarbons support the conclusion that the area was used as a hydraulic hoist. Based on possible site redevelopment, construction activities in the vicinity of the former hydraulic hoist may require special handling and disposal during excavation. It is expected that contaminated soil near the former hydraulic hoist would be limited to less than 5 cubic yards.

3. Borings completed near the stormwater catchbasin and geophysical anomaly indicated low levels of diesel, heavy oil, PAHs, and metals in shallow soil. None of the concentrations exceeded the appropriate DEQ or EPA screening levels for occupational or industrial exposure and are not indicative of wide-spread contamination. Based on this information, the environmental liability associated with the stormwater catchbasin and/or geophysical anomaly is low. The actual presence of a drywell or cesspool identified by the geophysical anomaly could not be confirmed.

Based on the conclusions of the Phase II investigation, Parametrix recommends the following:

1. If excavation in the vicinity of the geophysical anomaly (possible drywell) is necessary for the development of the Site, further characterization of the soil associated with this potential feature is recommended.

2. Excavation of contaminated soil associated with the potential former hydraulic hoist should be performed in accordance with appropriate safety and disposal regulations pertaining to handling and disposing of petroleum and lead contaminated soil. Further characterization of surrounding soil may be necessary at the time of excavation.