



September 28, 2020

Remo Douglas
c/o Angela Caffrey
West Linn – Wilsonville School District
2755 SW Borland Road
Tualatin, Oregon 97062

Via email: angela.caffrey@cbre.com

Regarding: Soil Management Recommendations
 840 and 945 Dollar Street
 West Linn, Oregon
 PBS Project 24106.001, Phase 0002

Dear Mr. Douglas:

PBS Engineering and Environmental Inc. (PBS) completed site investigation activities at 840 and 945 Dollar Street in August 2020 to determine if historical use of portions of the site for agricultural purposes had resulted in residual concentrations of pesticides or agricultural metals. Three Incremental Sampling Methodology (ISM) composite surface soil samples (a group of individual soil samples mixed together to represent soil conditions in a larger area) were collected from three areas ranging from 1 to 12 acres in size. Laboratory testing identified elevated concentrations of lead (a metal often utilized with other compounds in historical pesticide formulations) in an area designated as Decision Unit 3 (DU-3), located on the north side of the property in the area of the site where an orchard had been present in the 1930s (see Figure 1).

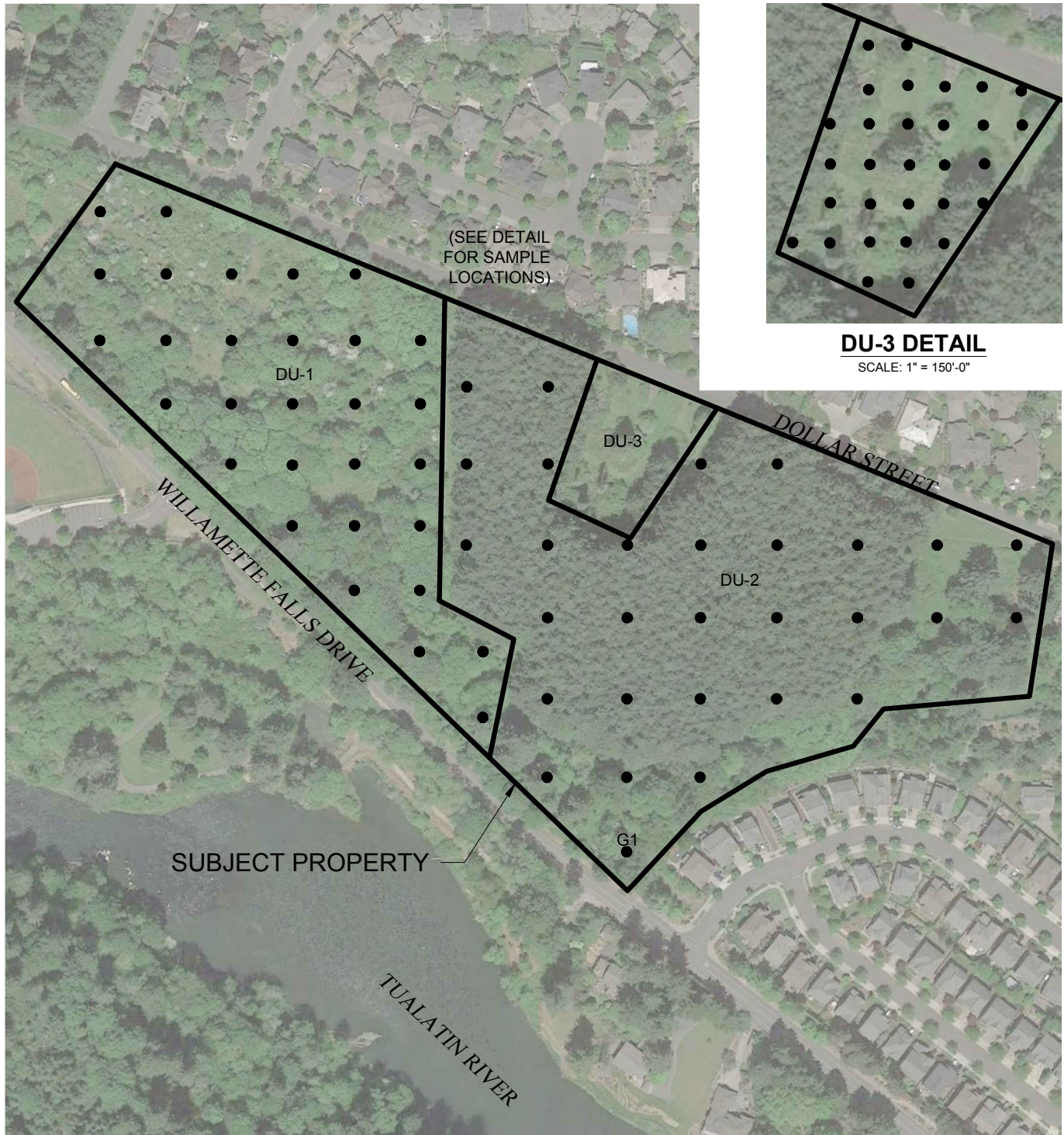
Testing indicated a concentration of 74.3 milligrams per kilogram (mg/kg) in DU-3. The concentration is well below the most stringent human health risk-based concentration (RBC) established by the Oregon Department of Environmental Quality (DEQ) for exposure established at 400 mg/kg for direct contact with soil. As well, this concentration is within the background concentration for lead the DEQ has established for the Portland Basin region. PBS concluded that the soil tested at the site does not pose any risk to current or future users of the property, which is expected to include children, staff, and construction workers. It is permissible for the soil to remain at the site without any on-site restrictions.

Sincerely,

Bret Waldron, RG
Senior Project Manager

Attachment: Figure 1

BW:DT:mo



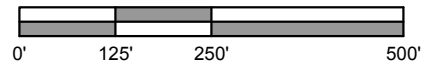
LEGEND

- A1 DISCRETE SAMPLE POINT

SOURCE: © 2019 GOOGLE EARTH PRO



Scale 1" = 250'



PREPARED FOR: WEST LINN WILSONVILLE SCHOOL DISTRICT



ISM SAMPLE LOCATION MAP

840 AND 945 DOLLAR STREET
WEST LINN, OREGON

SEP 2020
24106.001

FIGURE

1