

Interim Site Management Plan for Forest Park Property at NW Yeon/Hwy 30 (Tax Lots 100, 200 and 300)

DEQ File #: DEQ No. 14-02 Order on Consent (ECSI #5529); Prospective Purchaser Agreement DEQ No. 05-01 (ECSI #2406)

Site Name: Forest Park Property at NW Yeon/Hwy 30

Site Address: 4400 block of NW St. Helens Road, Portland Oregon; located west of the intersection of NW Yeon Avenue, NW Kittridge Avenue, and NW St. Helens Road, Portland, Multnomah County

Site Owner: City of Portland, Bureau of Parks & Recreation

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Date: January 8, 2015

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Table of Contents

1.0 Purpose	1
2.0 Site Background	1
2.1 Site Description	1
2.2 Site Ownership and Operating History	2
2.3 Site Investigation and Remediation	2
Tax Lot 100	2
Tax Lots 200 and 300	3
3.0 Potential Offsite Migration Pathways.....	3
4.0 Stormwater and Erosion Control Best Management Practices (BMPs).....	3
BMPs: Erosion and Sediment Control	4
BMPs: Employee Orientation and Education Program	5
BMPs: Inspection and Replacement of Erosion and Sediment Control Methods	5
5.0 Record Keeping and Reporting	6
Figure 1: General Location Map.....	7
Figure 2: Forest Park Property Site Map.....	8
Attachment A: Site Photographs showing BMPs.....	9
Attachment B: Bureau of Environmental Services BMP Fact Sheets.....	12
Attachment C: PP&R ISMP Checklist.....	15
Attachment D: DEQ ESCI Site Information.....	17

1.0 Purpose

The purpose of this Interim Site Management Plan (ISMP) is to document the interim site stormwater and erosion control measures that will be implemented and maintained by the Site owner to prevent residual contaminated soils from migrating offsite, where they could be conveyed to the Willamette River. The ISMP is intended to satisfy requirements of the following two legal agreements between the Oregon Department of Environmental Quality (DEQ) and the City of Portland:

- Order on Consent DEQ No. 14-02, issued by DEQ to the City of Portland, Bureau of Parks and Recreation (PP&R) and recorded by Multnomah County on October 8, 2014; and
- Prospective Purchaser Agreement DEQ No. 5-01, issued by DEQ to the City of Portland and recorded by Multnomah County on April 20, 2005.

The ISMP will be updated as needed and will remain in place during the interim period between property acquisition and anticipated Site redevelopment.

2.0 Site Background

2.1 Site Description

The Forest Park Property at NW Yeon/Hwy 30 (Site) is an undeveloped area on the west side of the 4400 block of NW St. Helens Road, at the intersection of NW Kittridge and NW Yeon Avenues (Figure 1). The Site consists of three separate parcels (Tax Lots 100, 200 and 300) and totals approximately 3.9 acres (Figure 2). The lower portion of the Site is flat and then steeply slopes uphill. A gravel and dirt access road to Forest Park (Fire Lane 1) enters the Site at the southeastern corner and bisects Tax Lots 100 and 200 before exiting the Site on the western boundary. Vehicle use of the gravel road is restricted to City of Portland staff access; public motorized access to the Site was closed with the installation of eco-block barriers along NW St. Helens.

There is a perennial stream that enters the Site on the western boundary and flows north to a ditch on the adjacent property that discharges to the municipal stormwater conveyance system connected to Outfall 19 (OF 19). Surface flows from Forest Park seasonally enter and move across the Site, generally from west to east. The majority of stormwater infiltrates on Site. Tax Lot 200 includes a catch basin inlet that captures some of the surface water flowing from the hillside and conveys it to OF 19 via a piped connection to a municipal stormwater manhole (Figure 2). Native and invasive vegetation dominate the Site, and during periods of heavy saturation stormwater seasonally ponds at the bottom of the Site.

The Site currently is vacant open space; there are no structures on the Site and it is not used to store or produce materials. There are no impervious surfaces at the Site. The future use of the property is for a trailhead for Forest Park that will include at a minimum a parking lot, access

road and improved trails. Stormwater management features will be incorporated into redevelopment plans in accordance with City Code, and DEQ review and approval.

2.2 Site Ownership and Operating History

PP&R acquired the Site in two phases. In May of 2005 PPR obtained Tax Lot 100 (2.3 acres), which was owned by Portland General Electric (PGE), under Prospective Purchaser Agreement DEQ No. 05-01 with DEQ. In October of 2014 under Order of Consent DEQ No. 14-02, PP&R acquired Tax Lots 200 and 300 (1.6 acres) which were owned by Anderson Portland Properties, LLC. At the time of these acquisitions, neither property included structures or other impervious surfaces.

PGE used the property for an access route to its electrical transmission lines in Forest Park. Anderson Portland Properties, LLC did not conduct operations on the property other than vegetation removal and installation of slope stabilization measures. Historical industrial activities are known to have occurred on Tax Lots 100 and 200 via lease agreements and potential unauthorized uses, though the history and nature of these operations are not well understood. Both former owners conducted environmental investigation and remediation activities as briefly summarized in Section 2.3.

2.3 Site Investigation and Remediation

Tax Lot 100

PGE conducted investigation and remediation activities on Tax Lot 100 between 1999 and 2000 under the DEQ Independent Cleanup Program. Detailed information about the nature and scope of this work is contained in DEQ Environmental Cleanup Site Information (ECSI) File #2406 (Attachment D) and at the following link to the DEQ ECSI database:

<http://www.deq.state.or.us/Webdocs/Forms/Output/FPController.ashx?SourceId=2406&SourceIdType=11>

The following is a brief description of the contamination identified and addressed at the Site. In 1999 PGE determined that soil on Tax Lot 100 was contaminated with polychlorinated biphenyls (PCBs) at concentrations that posed potential risk to human health and the environment. Although the source of PCBs on the property has not been identified, PGE asserts that the adjacent business to the south (Brazil Electric Company) used the PGE property for electrical equipment storage and general lay-down yard. In 1999 PGE removed 2,100 tons of contaminated soil from the property, capped the excavated areas with clean fill, and abandoned a French drain and connection to the municipal stormwater system on NW St. Helens Road. DEQ issued a No Further Action Determination on May 16, 2001.

Under the terms of the Prospective Purchaser Agreement DEQ No. 05-01, the City of Portland Bureau of Environmental Services (BES) conducted an investigation of stormwater conveyance systems adjacent to Tax Lot 100. The 2006 BES investigation found that contaminated soils that may have migrated historically from the Site were not present in the adjacent active lines and

are not a potential current source of PCBs to the river. During that investigation, BES identified historical drainage lines in the vicinity of the Site that were no longer in use and abandoned those lines.

Tax Lots 200 and 300

Prior to Site acquisition of Tax Lots 200 and 300 for expansion of Forest Park, METRO and the City of Portland conducted environmental investigations on the Site in 2009 and 2010 to determine if contamination was present. Results indicated that soil on Tax Lot 200 had elevated levels of PCBs and that soil contamination did not extend onto Tax Lot 300. In response, Anderson Portland Properties, LLC entered into a Voluntary Cleanup Program agreement with DEQ to investigate and remediate Tax Lot 200. Detailed information about the nature and scope of this work is contained in DEQ ECSI File #5529 (Attachment D) and at the following link to the DEQ Summary Information:

<http://www.deq.state.or.us/Webdocs/Forms/Output/FPController.ashx?SourceId=5529&SourceIdType=11>.

The following is a brief description of the contamination identified and addressed at the Site. In 2011, Anderson Portland Properties, LLC excavated approximately 640 tons of PCB contaminated soil and disposed of it offsite at permitted landfills. The excavated area was backfilled with imported soil and seeded. DEQ issued a Source Control Decision for the Site on March 6, 2014 followed by a No Further Action Determination on June 3, 2014.

3.0 Potential Offsite Migration Pathways

Remediation did not require removal of all PCB-containing soil at the site. Residual PCBs in erodible soil at the Site have the potential to be entrained in the stormwater runoff from the property and/or to be inadvertently tracked offsite to adjacent roadways (and associated storm systems) by vehicles or equipment.

There are two potential ways for Site stormwater to discharge offsite: via a piped connection to the municipal system and via overland flow from the Site to the adjacent right-of-way. During saturated conditions, a portion of Site stormwater from Tax Lot 200 likely discharges to the adjacent municipal storm system (Basin 19) via the inlet on the eastern portion of this lot. The inlet is down gradient of the remediated portion of Tax Lot 200. It connects to a manhole in the vegetated portion of the right-of-way, and discharges to the river via OF 19. Overland flow of stormwater also has been observed on Fire Lane 1 and along the eastern boundary of the Site adjacent to the sidewalk.

4.0 Stormwater and Erosion Control Best Management Practices (BMPs)

Stormwater and erosion control Best Management Practices (BMPs) are needed to keep contaminated soils from migrating offsite. PP&R has already implemented interim BMPs to maximize onsite infiltration and to minimize the amount of stormwater leaving the property. BMPs for the Site have been identified with the assistance of the BES Sustainable Stormwater

and Industrial Stormwater programs. In order to ensure that measures remain effective over time, and are adapted to any changing Site conditions, PP&R has requested issuance of a Stormwater Discharge Authorization from BES. This process will include BES review and approval of the ISMP, issuance of the authorization, and periodic inspection to verify that appropriate controls are in place and to provide ongoing technical assistance.

The BMPs selected for the Site are detailed below and (where possible) are indicated on Figure 2 and the photos provided in Attachment A. Erosion controls adhere to the City of Portland Erosion and Sediment Control Manual (March 2008). Relevant BMP Fact Sheets prepared by BES are included in Attachment B.

BMPs: Erosion and Sediment Control

To capture soil particles if they become dislodged from the Site, PP&R will use the following BMPs for erosion and sediment control:

1. Filtration Bags and Wattles – series of contained filtration materials used to slow flows and provide settling of sediments from runoff. Filtration bags or wattles will be placed along the sidewalk interior edge adjacent to St. Helens Road and the entrance to the Site. They will also be placed adjacent to all exterior sides of the catch basin to filter water before entering and any overflow during heavy rainfall events. Wattles will be placed as check dams upstream of the catch basin, spaced in rows 50 feet apart for 100 feet.
2. Temporary Grasses and Permanent Vegetated Cover – preserve and establish vegetation cover that acts as a filter and retains additional sediment and stormwater on the Site. Permanent grasses and ground covers are abundant in both areas where contaminated soils were removed and replaced with clean soils. PP&R monitors and maintains the present vegetation cover at the Site to ensure no soil is exposed and the vegetation is healthy. Noxious, invasive weeds are treated if they pose a threat to the natural area vegetation.

In addition, a 25 foot shrub buffer will be planted along the top of the slope on Tax Lot 200 adjacent to the Oregon Department of Transportation right-of-way to filter and slow down overland flows.

3. Storm Drain Inlet Protection – install and maintain a filtering insert under the inlet grate to trap sediment and filter stormwater run-off to the one inlet on the Site. Presently there is a filtering insert installed. PP&R will continue to monitor and maintain the insert every other month and do additional monitoring and needed maintenance after significant storm events per the maintenance specification in the City of Portland Erosion Control Manual.

4. Gravel Driveway – gravel cover will be maintained over the road used by PP&R staff to access the Site. Gravel prevents bare soil exposure and reduces the transport of sediments and stormwater off site. PP&R will continue to replenish gravel as needed, based on Site inspections. The Site remains closed to public motorized vehicles for the duration of the ISMP via the placement of eco-block barriers. PP&R installed four rock drains / check-dams on Fire Lane 1 to detain stormwater and increase infiltration on site. The rock drains / check-dams will continue to be maintained and monitored.

BMPs: Employee Orientation and Education Program

The purpose of these BMPs are to inform PP&R staff and others of the ISMP, the monitoring and maintenance of the erosion and sediment control BMPs at the Site, and the handling of Site sediments. PP&R will implement the following to ensure employees are orientated and educated about the Site:

1. Annual presentation at staff safety meeting – PP&R City Nature West manages the Site. The operations and maintenance staff meet on a regular schedule and at one meeting per month discuss safety. The ISMP, the BMPs and guidelines for working on this Property will be discussed annually, with the first safety presentation the month following approval of the ISMP.
2. New Employee Orientation – PP&R City Nature West conducts a new hire orientation throughout the new employee's first month. The ISMP, the BMPs used, and guidelines for working on the Property will be included in the new hire orientation.
3. Guidelines for working on the Site will be posted on the Safety Board and included in the new hire orientation, presented and reviewed annually. The following are guidelines to ensure worker health and safety at the Site and education about the ISMP implementation:
 - a. Limit skin exposure to bare soil by wearing long pants, gloves and boots; do not pick up or touch soils or sediments with bare hands.
 - b. Use rubber gloves when handling erosion and sediment controls placed on the Site. Wash gloves, boot soles, and hands after visiting the property. If possible and practicable, arrange a temporary wash area on site. At a minimum it would include a bucket of soapy water and a brush and a bucket of rinse water.
 - c. Rinse boot soles or use a boot brush if you walked on bare soil before leaving the property.
4. Limit vehicle use to the gravel roadway if possible.

BMPs: Inspection and Replacement of Erosion and Sediment Control Methods

PP&R and BES Industrial Stormwater staff will visually assess all sediment and erosion BMPs at the beginning of October, prior to the rainy season, to ensure they are in-place and properly functioning. From October 1st through April 30th PP&R staff will perform and document using

the PP&R ISMP Checklist (Attachment C) every other month visual assessments. Visual assessment will also occur after significant rain events. Based on the assessment, PP&R staff will clean or remove controls that are not functioning. If removing sediment, it will be disposed on Site in areas that aren't subjected to stormwater overland flow. Controls will be replaced immediately.

5.0 Record Keeping and Reporting

The PP&R Nature West Supervisor will maintain the ISMP and all associated records at 2909 SW 2nd Ave, Portland, OR 97201 until at least five (5) years following receipt of Certificate of Completion under Order on Consent DEQ No. 14-02. These are anticipated to include:

1. Copies of the ISMP and any revisions;
2. Copies of ISMP Checklist; and
3. A log of inspection, maintenance, repair and education activities.

PP&R will review the ISMP annually to identify any necessary improvements and DEQ will be notified of any future changes to the ISMP.

PP&R will comply with all requirements of the BES Stormwater Discharge Authorization and in accordance with the requirements of the Order on Consent and Prospective Purchaser Agreement, will submit reports to DEQ on the following schedule:

1. First Year (2015) – quarterly reports due January 10th and April 10th. Annual report due October 31st, 2015.
2. 2016 on – annual reports submitted by October 31st.

In addition to report information required by those agreements, the reports will include information regarding status of the BMPs and any actions taken under the ISMP.

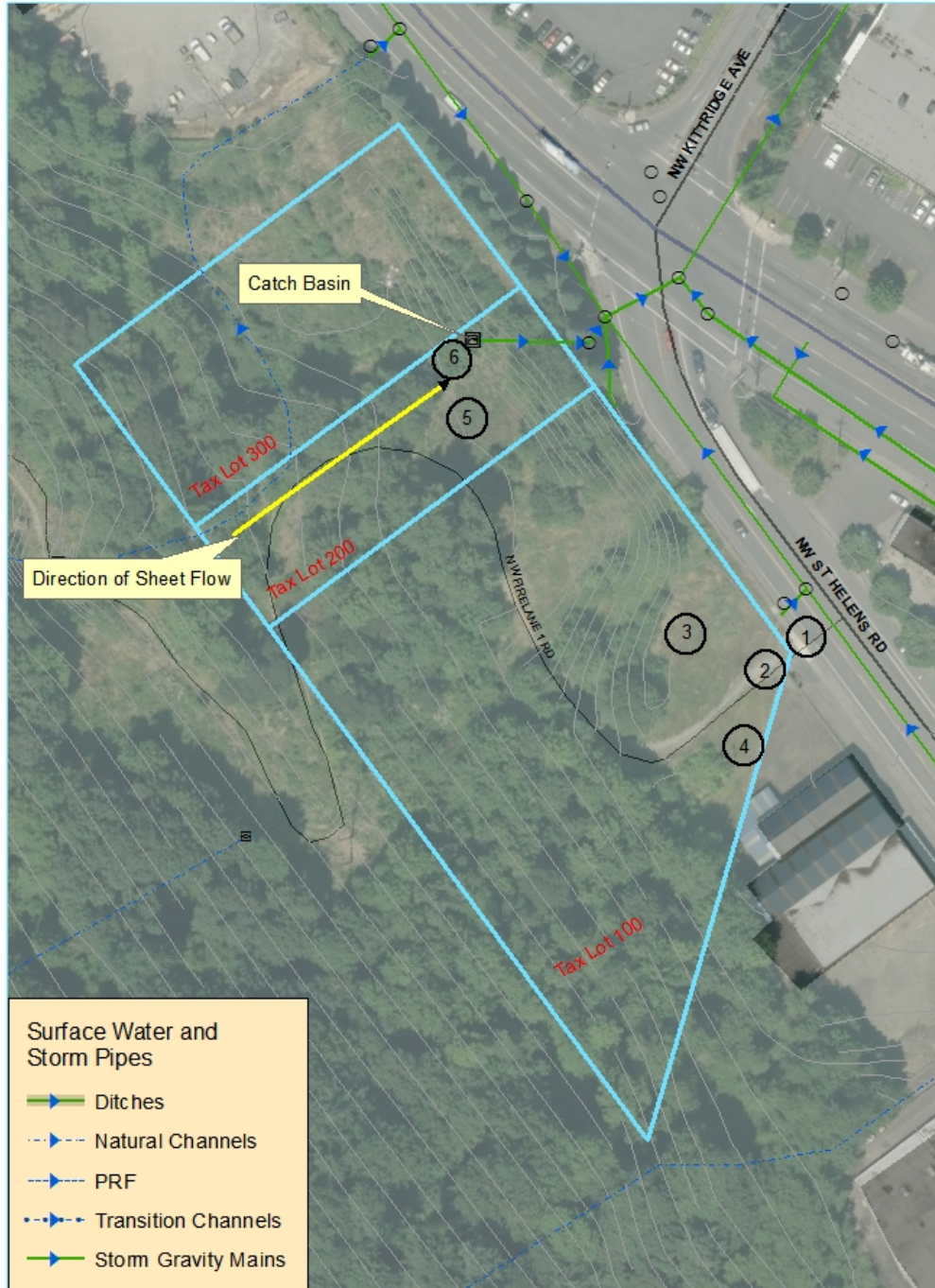
Figure 1: General Location Map

Figure 1: General Location Map - Forest Park Property at NW Yeon/Hwy 30



Figure 2: Forest Park Property Site Map

Figure 2: Forest Park Property Site Map



Ⓝ Refers to picture number in Attachement A: Site Photographs showing BMPs

Attachment A: Site Photographs showing BMPs



Photo1: Entrance to Forest Park Property showing eco blocks, chain and wattles



Photo 2: Fire Lane 1 graveled for PP&R vehicle access



Photo 3: Stormwater infiltration at Site



Photo 4: Wattles placed along the fence to filter runoff from adjacent property



Photo 5: Vegetated fill area at the upper portion of the Site, including ODOT berm along NW Yeon Road



Photo 6: Catch Basin with wattles and stormwater inlet protection

Environmentally Responsible Best Management Practices

13 Erosion and Sediment Control

This section is intended for industrial facilities which may have areas of landscaping or exposed soils that are subject to the erosive action of wind and water. It is not intended as a guide to construction projects. Regular inspection and prompt maintenance are critical to the success of all the practices in this section. The following best management practices can be used for these areas:

- ✓ industrial sites with exposed soil due to steep slopes
- ✓ soil stockpiles
- ✓ heavy equipment traffic
- ✓ minor construction projects

Erosion Control

❶ Existing vegetation is frequently the best preventive measure for erosion. Because native or existing vegetation is already established, it is usually better cover species than introduced species. Where possible, establish "do not disturb" zones on your site.

❷ Vegetative and soil protection practices for soil that is already exposed reduce erosion in several ways:

- shield the soil from the direct impact of rainfall or runoff
- increase soil porosity and water storage capacity
- reduce the energy of the runoff
- physically hold the soil in place with the root system of vegetation

❸ Vegetative erosion controls (not well suited to heavy traffic areas) include:

- Vegetative cover, either as a permanent cover or as a temporary measure prior to permanently stabilizing the area. This can be accomplished by seeding, seeding and mulching, seeding and matting,

or sodding.

- Create a buffer zone between activities and receiving streams.
- Mulching or erosion control mats or netting to physically protect exposed soils. This is a short term measure designed to provide immediate protection.

❹ Structural controls can reduce the energy of water flowing across soils and divert flows from exposed areas.

- ✓ level spreaders or interceptor dikes and swales
- ✓ pipe slope drains
- ✓ outlet protection
- ✓ check dams
- ✓ paving or graveling of roadways and driveways
- ✓ stream bank stabilization
- ✓ terraced slopes

Sediment Control

❶ Vegetation can retard the velocity of sediment-laden flows, thereby reducing erosion and allowing for settling of turbid waters.

❷ Structural controls can trap sediment, reduce stream energy, and allow for settling of turbid waters:

- ✓ filter fabric silt fences
- ✓ detention basins or settling basins
- ✓ check dams
- ✓ paved or rock road or entrances



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Dean Marriott, Director

Contact the Environmental Services Source Control Division 503-823-5320 for more information.

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Environmentally Responsible Best Management Practices

17 Maintaining Catch Basins

A catch basin is an inlet to a storm drain system that typically includes a grate where stormwater enters the catch basin, and a basin to capture sediment, debris, and associated pollutants. The purpose of the basin is to help prevent the downstream pipes from becoming clogged and to reduce the amount of sediment and debris being discharged into our rivers and streams. Many catch basins are installed with a downturned elbow or tee to trap floatable material. Storm drain inlets that do not contain basins or outlet traps are not effective in reducing pollutants in stormwater.

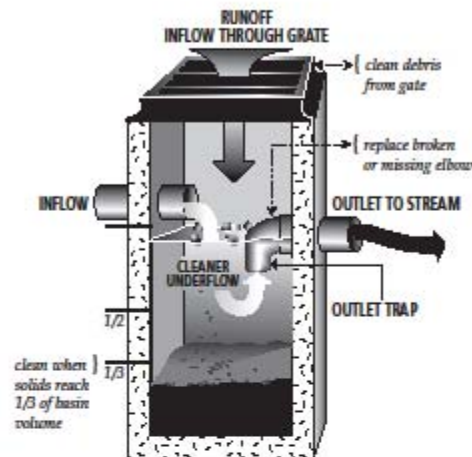
Catch basins must be cleaned periodically to maintain their ability to trap sediment and provide drainage for stormwater. The removal of sediment, decaying debris, and associated pollutants from catch basins has aesthetic and water quality benefits. The benefits include reducing foul odors, solids, and other pollutants that reach receiving waters.

Grates:

- Remove leaves and trash so the grate doesn't clog.
- Consider marking the message "Dump No Waste, Drains to Stream" next to your grates in areas that may be at risk. Vendors can be found in the telephone directories or on the web.

Catch Basin:

- The more frequently a catch basin is cleaned, the more pollutants it removes. The U.S. Environmental Protection Agency (EPA) recommends cleaning if the depth of solids reaches one-third the depth from the basin bottom to the invert of the lowest pipe into or out of the basin.
- To clean the catch basin you can hire a contractor by looking in a telephone directory or you can do it yourself by lifting the grate and using a bucket (to remove water) and a shovel to remove the sediment.



- Dispose of the water in a sanitary sewer through a shop drain or sink. Otherwise, use a toilet or other appropriate drain. Let the removed solids dry out, then properly dispose of them. When deciding how to dispose of the sediment, you need to consider the types of activities and pollutants on site. Catch basins in areas used for chemical or hazardous waste storage, material handling or equipment maintenance may collect the chemicals used in these activities from spills or via stormwater runoff. Solids removed from catch basins at commercial or industrial sites are usually not considered hazardous waste and may be disposed of as solid waste. However, as the "generator" of this waste, you are responsible for making that decision and deciding how to properly manage the solids. If you need assistance deciding whether the solids should be managed as a hazardous waste, contact the Oregon Department of Environmental Quality at 503-229-5263. Make sure the removed solids don't wash back into your catch basin, and don't dispose of them on your or someone else's property.

continued on back

Contact the Environmental Services Source Control Division 503-823-5320 for more information.

Be sure to follow safety precautions:

- Use caution in removing the grate as it may be heavy.
- Don't leave an open catch basin unattended.
- Never enter a catch basin or other drainage structure unless you are properly trained.
- Ensure proper traffic safety is in place.

Tips:

- Sweep your lot regularly to reduce the need for catch basin cleaning.
- Consider installing and maintaining catch basin inserts or an oil-absorbent pillow.
- Repair or replace damaged outlet traps.
- Install an outlet trap if there isn't one already. They're inexpensive and make it easier and cheaper to remove any floatable pollutants that spill into your catch basin.
- Make sure your chemical and waste storage practices aren't exposed to rainfall and stormwater runoff.
- Don't wash vehicles or equipment to the storm sewer system.

For additional Best Management Practices to minimize pollution from other site activities, call 503-823-5320.



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Attachment C: PP&R ISMP Checklist



Interim Site Management Plan Checklist for Forest Park Property at NW Yeon/Hwy 30

Please read and comply with the following guidelines for working on this site prior to completing the checklist below. The following are guidelines to ensure worker health and safety at the Property and education about the ISMP implementation:

1. Limit skin exposure to bare soil by wearing gloves and boots; do not pick up or touch soils or sediments with bare hands.
2. Use rubber gloves when handling erosion and sediment controls placed on the property. Wash gloves and hands after visiting the property.
3. Rinse boot soles or use a boot brush if you walked on bare soil before leaving the property.
4. Inspect all sediment and erosion control BMPs to ensure they are in-place and properly functioning. Clean or remove controls that are not functioning. If removing, dispose of the accumulated sediment on Site in areas that aren't subjected to stormwater overland flow. Replace controls immediately.

___ Check placement of filtration bags along the sidewalk interior edge adjacent to St. Helens Road and the entrance to the site. These need to be replaced as needed based on visual assessment completed in October, December, March and May.

___ Line all sides of the catchment basement with filtration bags to filter water before entering and any overflow during heavy rainfall events. Replace as needed.

___ Place wattles as check dams upstream of the catchment basin, spaced in rows 50 feet apart for 100 feet. Replace as needed.

___ Check inlet and clear any debris from trash rack. Maintain every other month and check after large storm events.

___ Remove inlet filter (witches hat) and empty. Brush off sediment and replace. Maintain on a bi-monthly basis from October through April and check after large storm events.

___ Check for exposed/bare soil. Note location and report areas of bare soil immediately to PP&R Ecologist.

___ Inspect gravel driveway to determine if gravel needs to be refreshed. Also check rock drains and arrange for cleaning as needed.

Date: _____ Inspected by: _____

Notes (continue on back)

Attachment D: DEQ ESCI Site Information



Oregon Department of Environmental Quality

Oregon DEQ: Full Details Environmental Cleanup Site Information (ECSI) Database

This report shows data entered as of December 5, 2014 at 11:29:40 AM

This report contains site details, organized into the following sections: 1) Site Photos (appears only if the site has photos); 2) General Site Information; 3) Site Characteristics; 4) Substance Contamination Information; 5) Investigative, Remedial and Administrative Actions; and 6) Site Environmental Controls (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to DEQ's Facility Profiler to see a site map as well as information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 2406	Site Name: PGE - Forest Park Property	CERCLIS No:
Address:	4400 block NW St. Helens Rd. Portland 97210	
	County: Multnomah	Region: Northwest
Other location information:	Adjacent to and north of 4315 NW Saint Helens Rd, Portland.	
Investigation Status:	Suspect site requiring further investigation	
	Brownfield Site: No	NPL Site: No
		Orphan Site: No
		Study Area: No
Property:	Twncshp/Range/Sect: 1N , 1E , 19	Tax Lots: 100
	Latitude: 45.5541 deg.	Longitude: -122.7333 deg.
Site Size:		
Other Site Names:	PGE - Yeon Site	

Site Characteristics

General Site Description:	
Site History:	
Contamination Information:	(9/7/99 SAM/VCP) Suspected leakage (PCBs) from electrical equipment.
Manner and Time of Release:	
Hazardous Substances/Waste Types:	PCBs
Pathways:	
Environmental/Health Threats:	
Status of Investigative or Remedial Action:	(9/7/99 SAM/VCP) Signed agreement to participate in DEQ's Independent Cleanup Pathway Program. Requested ICP and site-specific technical consultation. Final report to be submitted to DEQ approx. 11/1/99. (12/1/00 ACV/VCP) Final report submitted 12/00. Review comments expected in January. (6/25/01 ACV/VCP) DEQ reviewed ICP report submitted in January 2001. ICP report indicates PGE removed over 1,000 tons of soil via

excavation and off-site disposal (Arlington). Residual PCBs do not exceed PCB generic remedy cleanup level of 1.2 ppm. Public notice in April 2001. DEQ issued NFA decision on May 15, 2001. (12/06/05 RGS/LWS) DEQ entered into a Prospective Purchaser Agreement with the City of Portland in April 2005. The intent of this agreement is to investigate and address potential contaminants in the stormwater system and identify potential offsite contributors to the stormwater system.

(March 2014 Liverman) In Aug 2007, DEQ concurred that the City of Portland's May 18, 2007 Stormwater System Investigation Technical Memorandum addressed the requirements of the Prospective Purchaser Agreement to investigate and analyze sediment from the historic stormwater conveyance features on the site and update the system maps. The City abandoned the old lines which eliminates that pathway to the Portland Harbor. The City has provided annual reports on on-going erosion control measures, as required by the PPA until redevelopment addresses all future stormwater discharge from the site.

Data Sources:

Substance Contamination Information					
Substance	Media Contaminated	Concentration Level		Date Recorded	
PCBs	Soil	70 ppm		1/1/1999	
Investigative, Remedial and Administrative Actions					
Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm	
REMOVAL	07/01/1999	07/29/1999	Alicia Voss	ICP	
Independent Cleanup Program	07/30/1999	05/16/2001	Alicia Voss	VCS	
Letter Agreement	08/23/1999	08/23/1999	Alicia Voss	VCS	
Site added to database	09/07/1999	09/07/1999	Janelle Waggy	VCS	
NO FURTHER STATE ACTION REQUIRED	05/16/2001	05/16/2001	Alicia Voss	ICP	
Prospective Purchaser Agreement	08/30/2004	04/11/2005	Thomas Roick	VCP	
Source Control Decision (Primary Action)	08/17/2007		L Liverman	VCP	

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup);

ORP = Orphan Program.

You may be able to obtain more information about this site by contacting L Liverman at the Northwest regional office or via email at liverman.alex@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the Northwest regional office.



Oregon Department of Environmental Quality

Oregon DEQ: Full Details Environmental Cleanup Site Information (ECSI) Database

This report shows data entered as of December 5, 2014 at 11:30:35 AM

This report contains site details, organized into the following sections: 1) Site Photos (appears only if the site has photos); 2) General Site Information; 3) Site Characteristics; 4) Substance Contamination Information; 5) Investigative, Remedial and Administrative Actions; and 6) Site Environmental Controls (i.e., institutional or engineering controls; appears only if DEQ has applied one or more such controls to the site). A key to certain acronyms and terms used in the report appears at the bottom of the page.

Go to DEQ's Facility Profiler to see a site map as well is information on what other DEQ programs may be active at this site.

General Site Information

Site ID: 5529	Site Name: Anderson Portland Properties - Tax Lots 200, 300	CERCLIS No:
Address:	4500 Block of NW St. Helens Rd. Portland 97210	
	County: Multnomah	Region: Northwest
Other location information:	Located on the south side of NW St. Helens Road at its intersection with Yeon Ave.	
Investigation Status:	No further action required	
	Brownfield Site: No	NPL Site: No
		Orphan Site: Study Area: No No
Property:	Twنشp/Range/Sect: 1N , 1E , 19	Tax Lots: 200, 300
	Latitude: 45.5549 deg.	Longitude: -122.7341 deg.
Other Site Names:	Portland Harbor	

Site Characteristics

General Site

Description:

Site History:

Contamination Information: PCBs in soil

Manner and Time of Release:

Hazardous Substances/Waste Types:

Pathways:

Environmental/Health Threats:

Status of Investigative or Remedial Action: (Bob Schwarz, March 21, 2012) Wohlers Environmental Services (Wohlers) directed sampling and cleanup of soil contaminated with polychlorinated biphenyls (PCBs). Previous environmental investigations indicated that PCBs were the only contaminants in significant quantities at this site.

Wohlers collected 50 soil samples between October 17, 2011 and November 15, 2011 and analyzed them for PCBs. Based on these sample results, soil was removed as required to reduce residual concentrations to below 0.75 milligrams per kilogram (mg/kg). The excavation covered an irregular area with maximum dimensions of approximately 58 feet by 110 feet.

Soil with PCB concentrations greater than 50 mg/kg (94.68 tons) was disposed of at the Chem Waste hazardous waste landfill near Arlington, Oregon. Soil with less than 50 mg/kg PCBs (544.19 tons) was disposed of at Hillsboro Landfill in Hillsboro, Oregon.

(Bob Schwarz, 12-5-2012) In support of a No Further Action determination, DEQ requested stormwater sampling. That work is underway.

(Bob Schwarz, 6-3-2014) DEQ conducted a source control evaluation, which is documented in a March 8, 2014 Source Control Decision document (attached). DEQ concludes that Anderson has identified and controlled upland sources of contamination from current and past operations such that contaminant transport pathways at the site do not pose a significant current or future threat to the Willamette River. This determination is predicated on continued implementation of interim stormwater source control measures until the site is eventually developed with stormwater controls that conform to City of Portland's stormwater manual, programs, codes or other requirements.

DEQ determined that residual contamination, following removal and offsite disposal of 640 tons of PCB-contaminated soil, does not exceed acceptable risk levels. DEQ therefore recommended issuance of a No Further Action determination. Notice regarding this decision was published in the Oregonian, the Secretary of State's Bulletin, and DEQ's website. Comments were requested by May 30, 2014. No comments were received. A No Further Action letter was issued on June 3, 2014. A copy is attached.

The City of Portland has applied for a prospective purchaser agreement for tax lot 200 and the adjacent undeveloped lot 300, also owned by Anderson Portland Properties. Although the investigation and cleanup focused on lot 200, some sampling was done on tax lot 300. These results did not reveal contamination on this parcel.

(Bob Schwarz, Aug. 11, 2014) DEQ and the City plan to enter into a prospective purchaser agreement (PPA). Public notice regarding this planned agreement was issued on August 1, 2014. Comments are requested during the month of August.

(Bob Schwarz, Oct. 28, 2014) The PPA consent order was signed on Oct. 8, 2014. A copy is attached.

Data Sources: Site Remediation Report, Tax Lot 200, NW St. Helens Road and NW Yeon Avenue. Prepared by Wohlers Environmental Services. December 31, 2011

Substance Contamination Information

Substance	Media Contaminated	Concentration Level	Date Recorded
No information is available			

Investigative, Remedial and Administrative Actions

Action	Start Date	Compl. Date	Resp. Staff	Lead Pgm
Site added to database	03/02/2011	03/02/2011	Kevin Dana	
Site Screening recommended (EV)	03/02/2011		Kevin Dana	SAS
Letter Agreement	09/27/2011	09/30/2011	Robert	ICP

NO FURTHER STATE ACTION REQUIRED (Primary Action)	06/03/2014 06/03/2014	Schwarz Robert Schwarz	ICP
Prospective Purchaser Agreement	06/23/2014 10/08/2014	Robert Schwarz	VCS

Key to Certain Acronyms and Terms in this Report:

CERCLIS No.: The U.S. EPA's Hazardous Waste Site identification number, shown only if EPA has been involved at the site.

Region: DEQ divides the state into three regions, Eastern, Northwest, and Western; the regional office shown is responsible for site investigation/cleanup.

NPL Site: Is this site on EPA's National Priority List (i.e., a federal Superfund site)? (Y/N).

Orphan Site: Has DEQ's Orphan Program been active at this site? (Y/N). The Orphan Program uses state funds to clean up high-priority sites where owners and operators responsible for the contamination are absent, or are unable or unwilling to use their own resources for cleanup.

Study Area: Is this site a Study Area? (Y/N). Study Areas are groupings of individual ECSI sites that may be contributing to a larger, area-wide problem. ECSI assigns unique Site ID numbers to both individual sites and to Study Areas.

Pathways: A description of human or environmental resources that site contamination could affect.

Lead Pgm: This column refers to the Cleanup Program affiliation of the DEQ employee responsible for the action shown. SAS or SAP = Site Assessment; VCS or VCP = Voluntary Cleanup; ICP = Independent Cleanup; SRS or SRP = Site Response (enforcement cleanup); ORP = Orphan Program.

You may be able to obtain more information about this site by contacting Robert Schwarz at the Northwest regional office or via email at schwarz.bob@deq.state.or.us. If this does not work, you may contact Gil Wistar at (503) 229-5512, or via email at wistar.gil@deq.state.or.us or contact the Northwest regional office.