

July 25, 2023

Summary of discussion between DEQ and Clear Sky Capital for the Portland Storage Project:

Attendees: Chris Herthel - Clear Sky Capital, Jim Orr – DEQ PM, Jeff Schatz – DEQ PM, Kim Freeman – In Clover Consulting

Agenda:

1. Introductions-All 5 Minutes
2. Hazardous material survey of the building (asbestos, lead paint, PCBs)-5 Minutes
3. Discuss the contaminated media management plan with a contingency for the unanticipated discovery of contaminated materials,- 10 Minutes.
4. Cut and fill plan for the site showing where the material is being disturbed and how to prevent human or ecological exposures, any fill needs to meet DEQ Clean Fill requirements.- 10 Minutes.
5. Determine if the work will disturb contaminated materials and how they will be handled or capped by the new construction-15 Minutes.
6. Next steps, discuss a new agreement to allow DEQ to provide oversight of site work-20 Minutes.

Notes:

- CMMP in progress by Evren Northwest. Areas of note by DEQ – is this premature? Need to look at lead paint and any PCBs found in survey. Key areas include past studies found PBCs in the cutting oil found in berm area, which was removed. Note to investigate the sump area and any storage tanks that may exist on site.
- Phase I and II have been provided to Evren NW and to DEQ.
- Remedial Investigation – Evren NW – what will their screening look like? Will any found materials be covered by proposed building?
- DEQ recommended that Evren NW include contingency for unexpected materials.
- A cap under the new building could be ok – NFA with condition
- Discussed BDS/Portland is requiring minimum of 50% impervious surface on site. If we expose materials, DEQ preference to not allow infiltration of stormwater. Discussed that the proposed stormwater facility will be lined and not allow infiltration. Portion of the site proposed to be open without lining at this time.
- Discussed some screening will be needed on the eastern portion of the site.
- Risk based closure screening standards – need these for the potential requirement to cap the site.
- May need to bring in clean fill if hazardous materials are found and need to be disposed of off site. Will need to work closely with Civil and BDS/Portland on balanced cut and fill if this is needed.
- Discussion on CMMP and EMP. DEQ notes that these are very similar plans, focused on the same outcome. During the 1200C-EMP review process, Heidi reviews the EMP. Heidi is part of the Cleanup side of DEQ and Mike Kennedy is part of Stormwater (1200C). Need to ensure that coordination occurs between these two sections during this process.
- Work plan will be established based on assessment of historic information and could be established in a few months.

Action Item: Where will General Contractor dispose of building materials?

Action Item: Book another meeting with DEQ and Evren NW to discuss next steps. Post CMMP.