

LAMADRID David * DEQ

From: LAMADRID David * DEQ
Sent: Friday, February 23, 2024 3:08 PM
To: Gil Cobb
Cc: pleung@vibrantcities.com; Johnny Ramus
Subject: RE: Solterra Property (Brio Lofts), Portland, Oregon, ESCI No. 6219

Gil,

The Oregon Department of Environmental Quality (DEQ) has reviewed the revised Construction Completion Report (CCR) dated February 20, 2024, and finds the report acceptable for its intended use except for one clarification that is needed. Comment No. 3 in DEQ's February 13, 2024, comment letter of the revised CCR stated the following: "Clarify what assumption(s) was used for the lateral extent of contaminated soils encountered during pile driving, in particular toward the south beneath the adjacent sidewalk and potentially N Failing Street." The extent of residual soil contamination south of the south property boundary was not specifically addressed.

The revised CCR describes decommissioning of two, previously unknown underground storage tanks (UST)s along the south property boundary in December 2018. The revised CCR states that all soils represented by the results of confirmation soil samples were excavated and transported offsite for disposal. There is no mention whether residual petroleum contaminated soils (PCS) were left in place, or if additional confirmation soil samples were collected and analyzed after PCS was removed. DEQ would like an estimate of the extent and volume of PCS, if any, that remains associated with the former USTs.



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Pronouns: He/Him/His

****I am currently working remotely****

From: Gil Cobb <gil@pointsourcesolutions.com>
Sent: Tuesday, February 20, 2024 4:04 PM
To: LAMADRID David * DEQ <David.LAMADRID@deq.oregon.gov>
Cc: pleung@vibrantcities.com; Johnny Ramus <johnny@pointsourcesolutions.com>
Subject: Re: Solterra Property (Brio Lofts), Portland, Oregon, ESCI No. 6219

You don't often get email from gil@pointsourcesolutions.com. [Learn why this is important](#)

David,

Attached are two documents including a technical memo describing changes made to the CCR and the revised CCR. Hopefully, we have addressed your concerns.

Let us know if you have any additional questions.

Gil Cobb, RPG

Oregon #G1440

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On Tue, Feb 13, 2024 at 4:15 PM LAMADRID David * DEQ <David.LAMADRID@deq.oregon.gov> wrote:

Pui,

The Department of Environmental Quality (DEQ) has reviewed a revised report for the above-referenced site entitled Construction Completion Report (CCR), prepared by Point Source Solutions, LLC (PSS), dated October 7, 2022. The revised CCR was prepared in response to DEQ comments (letter dated August 23, 2022) of a previous version of the CCR dated October 7, 2021. Attachment includes DEQ comments of the revised CCR.

DEQ is also in receipt of two reports (December 2021 and June 2022 Sub-Slab Vapor Performance Monitoring reports) recently submitted by PSS that are being evaluated separately from the CCR.

Please contact me if you have any questions.



David Lamadrid

Project Manager

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