



June 14, 2024

Mr. Wes Thomas
Oregon Department of Environmental Quality
Northwest Region, Portland Office
Portland Harbor Section
700 NE Multnomah Street, No. 600
Portland, Oregon 97232

EE Project No. 2708
DEQ ECSI File No. 84

SUBJECT: Progress Report, NW Natural Site, 7900 NW St. Helens Road and 7200 NW Front Avenue, Portland, Oregon

Dear Mr. Thomas,

Ede Environmental, LLC (EE) has prepared this monthly Progress Report to summarize Remedial Investigation/Feasibility Study (RI/FS) and source control-related work conducted by NW Natural relating to historic manufactured gas plant (MGP) activities at the NW Natural Site during the month of May 2024. NW Natural is completing upland investigation and cleanup activities at the NW Natural Site under the Voluntary Agreement No. ECVC-WMCVC-NWR-94-13 (Voluntary Agreement) between NW Natural and the Oregon Department of Environmental Quality (DEQ).

1. Actions Taken Under the Voluntary Agreement During the Previous Month

Tasks related to maintenance of the HC&C system and the groundwater treatment system were conducted during May 2024, with the system operating in full long-term operational mode.

A total of 9,382,601 gallons of water were treated in the on-site groundwater treatment plant and discharged during May 2024 with all monitoring and reporting completed in accordance with the facility's NPDES permit.

Field activities related to monitoring and maintenance of the dense non-aqueous phase liquid (DNAPL) extraction system at Fill water bearing zone (WBZ) well locations MW-6-32 and MW-13-30 occurred during May 2024. The system recovered

approximately 27 gallons of fluids in May. Recovered fluids (accumulating since tank emptying on October 4, 2023) are estimated to be approximately 40% DNAPL with 232 gallons of total fluids in tank storage.

DNAPL entry into Fill WBZ Trench T-50 was first observed during August 2022 with subsequent plumbing of a DNAPL pump within the sump at this location. To date approximately 584 gallons of DNAPL have been recovered from the T-50 sump, approximately 17 gallons of which were recovered during May 2024. Note that DNAPL recovery volumes were misreported for April 2024 due to a field measurement error with actual recovery of approximately 14 gallons with a total of approximately 567 gallons through April 2024.

Baseline DNAPL removal as needed to maintain levels below the top of the well sumps was conducted by Anchor QEA during May 2024 in the following wells near the river shoreline.

- MW-18-30
- MW-26U
- MW-38U
- MW-PW2L
- PW-2L
- PW-6U
- PW-13U
- PW-14U

Water removal from the Koppers Basin continued during May 2024 as needed to keep the basin free of standing water. A total of 371,583 gallons of water were removed from the basin during May 2024 with treatment through the Groundwater Treatment System. Visual observations during May confirmed that the basin remained free of standing water during this timeframe.

The following upland FS related field tasks were in progress during May 2024:

- Monthly measurements of DNAPL presence at Fill WBZ wells MW-10-25, MW-43F, MW-44F, and MW-45F were conducted during May 2024. No measurable DNAPL was present in wells MW-43F or MW-44F; 1.36 feet of DNAPL was measured within well MW-45F; and 0.08 feet of DNAPL was measured within well

MW-10-25 during May. The DNAPL from well MW-10-25 (0.15 gallons) was last removed on April 2, 2024 and the DNAPL from well MW-45F (0.47 gallons) was last removed on May 2, 2024.

2. Actions Scheduled to be Taken in the Next Month

NW Natural and DEQ technical working group communications and meetings will occur as needed within the next month to discuss ongoing project tasks.

Routine baseline DNAPL measurements and removal will continue as needed to maintain levels below the top of the well sumps in nearshore HC&C-related wells. Baseline measurement and removal of DNAPL from additional select upland area wells will also continue.

Tasks related to routine maintenance of the HC&C system and the groundwater treatment system will be conducted.

The Koppers tank basin will continue to be visually monitored to ensure that it remains free of standing water.

Installation of controls and integration of replacement groundwater extraction well PW-6Ub into the HC&C system will be initiated.

The routine groundwater monitoring event for the Second Quarter 2024 will be conducted during June.

The collection of soil embankment samples and surface sediment samples from Doane Creek is described in the January 25, 2023 *Feasibility Study Comprehensive Data Gaps Work Plan*, conditionally approved by DEQ in correspondence dated February 13, 2023. A fully executed Access Agreement with BNSF Railway Company, necessary to facilitate this sampling was received on January 29, 2024. Preparation for sampling, including reconnaissance of the creek, necessary vegetation removal, and marking of sample locations will be completed during June 2024 and sampling is anticipated to occur during June or July 2024.

Monitoring since September 2017 indicates that DNAPL proximate to wells MW-43F and MW-44F has not been sufficiently mobile to accumulate the minimum thickness

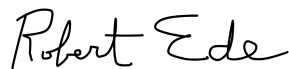
required for sampling (0.5 feet). A DNAPL sample will be collected for laboratory DNAPL mobility assessment testing from wells MW-43F and MW-44F if measurable thicknesses / sufficient volumes of DNAPL are identified at these locations in the future.

3. Problems Experienced During the Previous Month

There were no problems of significance experienced during the previous month.

Should you have any questions, please contact the undersigned.

Sincerely,

A handwritten signature in black ink that reads "Robert Ede". The signature is written in a cursive, flowing style.

Rob Ede, RG

Principal

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