

Former L.D. McFarland Wood Treating Facility (ECIS#887)/Seven Acres Apartment Cleanup Project Post-construction Fact Sheet

June 18, 2024

The purpose of this Fact Sheet is to provide the interested public with an overview of the permanent protections incorporated during cleanup of the Former L.D. McFarland Wood Treating Facility that was conducted during construction of the Seven Acres Apartments. This Fact Sheet includes an updated list of points of contact and a summary of future monitoring events to ensure the protectiveness is achieved by the completed protective measures.

A. Seven Acres Apartment Construction Completion: September 28, 2023

B. Points of Contact

- a. Department of Environmental Quality (DEQ, Regulatory Oversight)
Jim Orr, Site Manager
jim.orr@deq.oregon.gov
(503) 209-1276
- b. Aspect Consulting (Environmental Consultant)
Carla Brock, RG, Senior Principal Geologist
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(426) 269-7255
- c. Guardian Real Estate Services (Property Owner)
Tamara Holden, Director of Real Estate
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(503) 802-3578
- d. Guardian Real Estate Services (Portfolio Manager)
Michelle Bartlett
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(503) 802-3528
- e. DeSantis Landscapes (Landscape Maintenance)
Dean DeSantis
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(503) 932-1348

C. Summary of Permanent Protections Incorporated During Development

- a. Permanent protections completed during construction consisted of capping impacted soil on Parcel 2; excavating impacted soil from Parcel 2 primary utility corridors, consolidating the excavated soil in capped areas and backfilling with clean import fill; and implementing vapor mitigation measures for the protection of vapor intrusion in Parcel 2 buildings. Impacted soil on Parcel 2 was capped with buildings, pavement, or

a clean soil cap, collectively referred to as the “Final Cap.” Additional details regarding Final Cap design and construction are provided in the Phase II Construction Closeout Report.¹

- b. Institutional controls consisting of deed restrictions were maintained during development. Permanent restrictive covenants required by DEQ for the Property include groundwater use-restrictions, Property-use restrictions, zoning restrictions, and notification to site operators and employees of the presence of impacted soil beneath the Parcel 2 Final Cap.

D. Summary of Future Monitoring Events to Ensure the Protectiveness is Achieved

- a. The Property owner will monitor and conduct annual Parcel 2 inspections to ensure the Final Cap features remain intact and impacted soil remains beneath the Final Cap. Any maintenance to the Final Cap will be performed as-needed when a deficiency is determined to exist. Any proposed work that may penetrate below the Final Cap must be reviewed and approved by DEQ before implementation. Inspection and Maintenance records will be documented and reported to DEQ. Long-term Operation and Maintenance Plan details are provided in the Parcel 2 Operation and Maintenance Plan.²
- b. Vapor intrusion assessments will be completed to confirm the protectiveness of the vapor mitigation measures implemented in the Clubhouse Building on Parcel 2 in accordance with the Parcel 2 Operation and Maintenance Plan. Vapor intrusion will be assessed seasonally for the first year following construction completion and annually for five years thereafter. The frequency of vapor intrusion assessments may change at any time based on results of vapor intrusion assessment sampling and following any future modifications to the Clubhouse Building vapor mitigation system. Monitoring results will be screened against DEQ’s current urban residential and occupational risk-based concentrations for inhalation of naphthalene in air. If naphthalene is detected at concentrations exceeding its risk-based concentrations, corrective actions may be necessary.
- c. Groundwater monitoring has been performed at the Property since the completion of the first phase of remedial actions in 2002. Groundwater monitoring will continue until DEQ determines such monitoring is no longer necessary to ensure protection of nearby City of Milwaukie water supply wells.

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¹ Aspect Consulting, LLC (Aspect), 2024a, Phase II Construction Closeout Report, Former L.D. McFarland Creosote Wood Treating Facility, Milwaukie, Oregon, June 18, 2024.

² Aspect Consulting, LLC (Aspect), 2024b, Parcel 2 Operations and Maintenance Plan, Former L.D. McFarland Creosote Wood Treating Facility, Milwaukie, Oregon (ECSI #887), June 18, 2024.