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August 15, 2024

Oregon Department of Environmental Quality
Attn: Mark Pugh, Project Manager, Cleanup Program, Northwest Region
700 NE Multnomah Boulevard, Suite 600, Portland, Oregon 97232

RE: 2024 Annual Cap Inspection
Steelman Enterprises, 1409 NE Columbia Blvd., Portland, Oregon (ECSI No. 4017)

Mr. Mark Pugh,

Creekside Environmental Consulting (Creekside) presents this annual soil cap inspection report for the Former Superior Tire (aka Oregon Humane Society [OHS]; former Steelman Enterprises) subject site located at 1409 NE Columbia Boulevard, in the City of Portland, Oregon. This annual soil cap inspection was performed in accordance with approved Soil Cap Management Plan¹. EVREN Northwest, Inc. (ENW) assisted Creekside with conduct of this inspection.

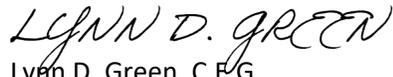
The soil cap was inspected on July 31, 2024, by Creekside/ENW. The soil cap was found to be in excellent condition. During this reporting period, no requests for projects that would breach the soil cap were submitted to OHS management; therefore, the soil cap was not disturbed by construction or other site activities. Management has installed signs in the parking areas and exterior portions of the building warning against unauthorized excavation within the soil cap.

ENW administered the annual CAP training with Mary Martin on July 31, 2024, which included a review of the management objectives of the soil cap and provided instruction to be aware of any disturbances and to inform Creekside anytime there is a breach of the cap, or any planned activities that would breach the soil cap. Ms. Martin will convey the main talking points in an upcoming meeting with staff. During the training, OHS did not anticipate any subsurface work soon.

¹ Creekside/ENW. August 1, 2022. Soil Cap Management Plan.

Please consider this letter and enclosed attachments the annual report for the calendar year 2024.

Sincerely,



Lynn D. Green, C.E.G.

Principal Engineering Geologist

ENCLs:

1. Photographic Log
2. Inspection Forms

PHOTOGRAPHIC LOG



View north across the parking lot in front of the Community Veterinary Hospital. Asphalt surfaces and landscaping were in good condition.



View west along concrete sidewalk next to the new hospital building.



Signs were posted to notify personnel of restrictions on digging without prior authorization.



Asphalt driveway entrance into secured area and Behavior & Rescue Center. View west.



View of dog run area at west end of Behavior & Rescue Center Building.



View inside the old warehouse building used for storage.



Interior view of Behavior & Rescue Center Building.



Mounded landscaping at southeast corner of site. View west toward the Community Veterinary Hospital.

INSPECTION FORMS

Soil Cap Annual Inspection Form

Date of Inspection: July 31, 2024

Inspected by: Erik Chapman

Maintaining the soil cap integrity and security **protects individuals** from exposure to contaminated soil beneath the site and is an ongoing responsibility. *At a minimum, the soil cap will be inspected annually.* More frequent inspections are encouraged and should also be documented with this form.

The soil cap is present over the entire property and is visible as asphalt pavement or approximate 0.5-foot thick layer of gravel on the surface. Persons performing the inspection must have a thorough understanding of the Soil Cap Management Plan.

SOIL CAP

Evaluate all areas for asphalt pavement integrity and any unauthorized human activity that is breaching (penetrating) the soil cap.

Is any unauthorized digging occurring? Y / N

If yes, immediately take steps to secure the area and manage the breach according to the Soil Cap Management or Contaminated Media Management Plan, as appropriate.

Inspect the asphalt for signs of asphalt degradation using parameters listed below. Are there any potential conditions that affect the cap integrity? Y / N

If the answer is yes to any of these questions, please document the conditions by 1) taking photographs, 2) showing location on a map, 3) describing condition and the measures taken to remedy the situation. Documentation should be kept with this form and submitted with the Annual Report.

Rutting and Wear: None

Alligator Cracking: None

Longitudinal / Transverse Cracking: None

Raveling and Aging: None

Pavement Edge Condition: Good

Gravel Condition: Landscaped areas were adequately covered with clean soil. No action needed.

ACTION OR ADDITIONAL DOCUMENTATION REQUIRED? No

SIGNATURE OF PERSON PERFORMING INSPECTION:

Erik Chapman

7/31/24

Annual Signage Review Form

For Year: 2024

Maintaining the soil cap integrity and security **to protect individuals** from exposure to impacted soil beneath the site is an ongoing responsibility. To ensure continued compliance requirements, the signage plan will be reviewed annually for effectiveness and signs will be verified present and in good shape. This form documents signage compliance and is to be submitted with the Annual Report.

The Property Manager or their designee will work to determine the best locations for signs to be placed. A signage plan (list or map of sign locations and wording) will be developed and kept on file.

ANNUAL SIGNAGE REVIEW AND INSPECTION

Please consider the effectiveness of the signage plan during this review and implement changes as necessary. Please explain any yes answers in the spaces provided below or attach additional pages/supporting documentation as necessary.

Person conducting review (name, position):

Have there been any unauthorized breaches of the soil cap in the last year? Y / N

If yes, could a change in signage have prevented this breach? Y / N

If yes, describe and implement changes to the signage plan.

Are signs still present and visible at all locations? Y / N

Do any of the signs need repair? Y / N

Are there any locations that signs should be added? Y / N

Are there any other reasons to modify the signage plan? Y / N

Please modify signage plan according to need identified during this review and implement any changes in a timely manner.

ACTION OR ADDITIONAL DOCUMENTATION REQUIRED?

NO

SIGNATURE OF PERSON PERFORMING INSPECTION:

Erik Chapman

7/31/24

