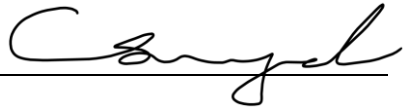


River Terrace Town Center—SW Roy Rogers Road

Inspector(s): Caroline Siegel

Signature: 

Date and Time of Inspection: 12/30/24 14:00

Soil generated during earthwork activities conducted at the River Terrace Town Center development (subject property) that contained low-level concentrations of pesticides was placed into two disposal cells, one located on the west-central portion of the subject property (Disposal Cell #1) and one located on the north portion of the subject property (Disposal Cell #2). The pesticide impacted soil in the disposal cells has been capped with a minimum of three feet of clean fill in general accordance with the DEQ approved Contaminated Media Management Plan¹ for the subject property. The following cap components were inspected. Areas of concern have been identified in the following sections. The attached Figure 1 shows the vicinity of the subject property relative to surrounding physical features. The attached Figure 2 shows the locations of Disposal Cells #1 and #2 and the planned layout of the River Terrace Town Center development. The attached Figure 3 shows the approximate locations of the areas of concern in each disposal cell that were observed during the annual cap inspection. Photographic documentation of each suspect feature observed during the cap inspection and their subsequent repairs is also attached (Figures 4 through 10). Repair records, for those areas identified during the inspection as needing repair, are also attached.

Condition of disposal cell cover/landscaped areas: Disposal Cell #1 surface cover currently consists of the top of the three-foot-thick clean soil cap that is vegetated at the surface with grass. However, final surface cover for the area encompassing Disposal Cell #1 will be asphalt pavement. Asphalt paving will occur during upcoming construction activities. Disposal Cell #1 surface cover was observed to be in generally good condition with some tire ruts and minor areas of ponded water. Disposal Cell #2 is occupied by two dog parks (a small dog park and a large dog park) with surface cover primarily consisting of grass, landscaping, and concrete. At least three feet of additional cap material (clean fill) underlies the surface cover of Disposal Cell #2. Disposal Cell #2 surface cover was observed to be in generally good condition with a minor area of settlement/erosion observed within a landscaped area, some small holes, and a broken irrigation pipe. The minor area of erosion, the small holes, and the broken irrigation pipe were repaired on January 14, 2025.

¹ NV5, 2022. *Contaminated Media Management Plan; River Terrace Town Center Development; 13794 and 13580 SW Roy Rogers Road; Tigard, Oregon*, dated June 6, 2022. Project: StantonSt-6-01

Any suspect features, such as major cracks, ruts, damage, settlement, or removed vegetation:
Several tire ruts were observed in Disposal Cell #1. Several small holes with standing water located within the grass areas of the dog parks, including an approximately 2.5-foot-deep hole filled with water from a broken subsurface irrigation line, were observed in Disposal Cell #2. A minor area of erosion was also observed on the landscaped northwest slope of Disposal Cell #2. The holes and minor area of erosion were repaired on January 14, 2025.

Previous area of repair observations: Not Applicable

Any observations of areas where contaminated soil is migrating through the clean soil cap or where contaminated soil beneath the clean soil cap could be contacted that warrant repair? _____
No, the demarcation fabric is not exposed.

Any observations of areas where maintenance is required to maintain the integrity of the cap?
The small holes and eroded landscaping within Disposal Cell #2 were repaired on January 14, 2025. The tire ruts in Disposal Cell #1 will be repaired during upcoming construction activities and placement of final cover.

Other Observations, Comments, Concerns, Etc.:

Not Applicable

Repair Record:

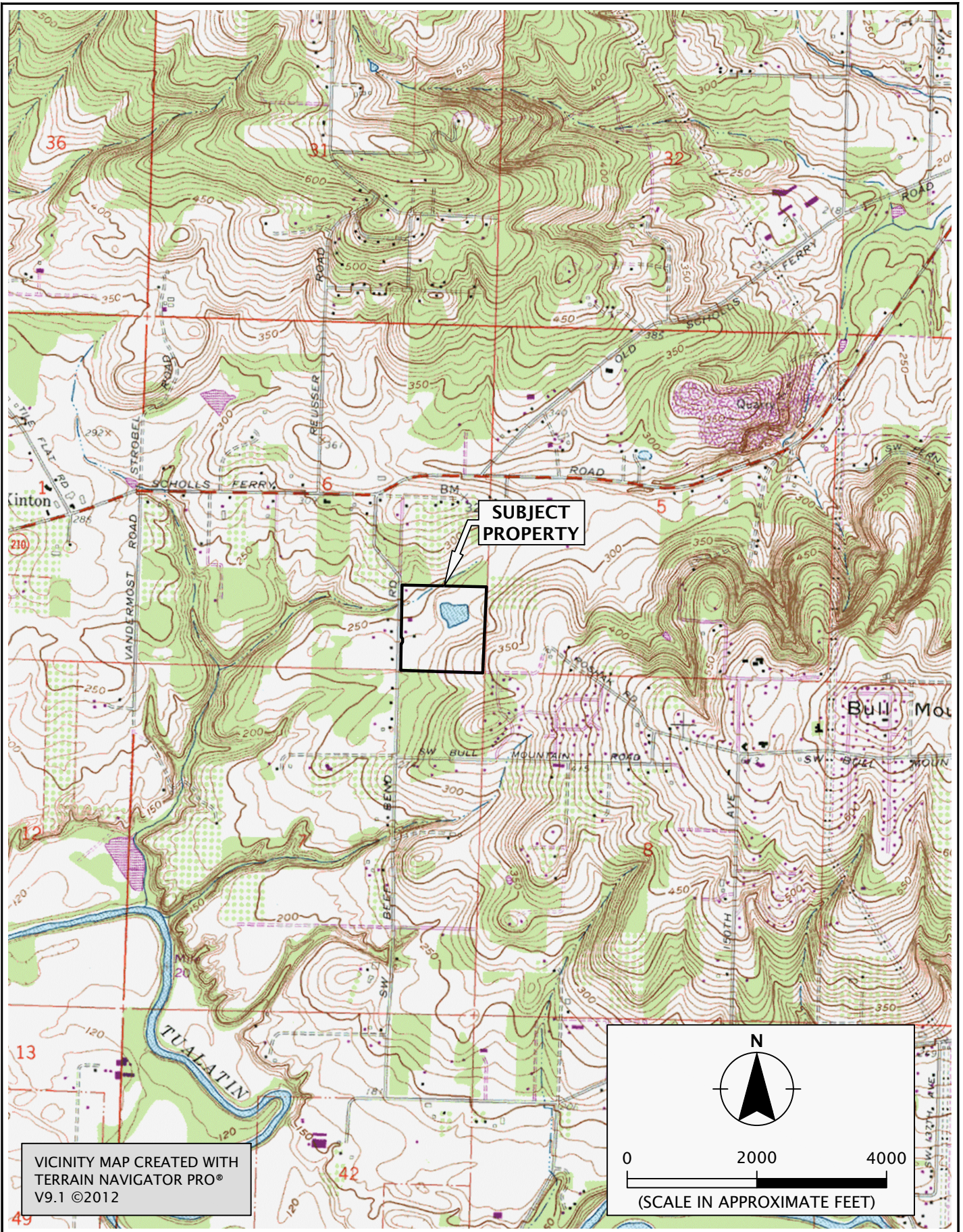
Repairs to the areas of concern observed in Disposal Cell #2 were conducted on January 14, 2025. Repairs consisted of repairing a broken subsurface irrigation line and filling the holes that were observed with additional clean fill. Additional soil and landscaping materials were also used to repair the minor erosion observed in the landscaped area, and to fill a low spot of ponded water. Photographic documentation of the repairs is included in the attached figures and summarized in the Photographic Log on the following page.

ANNUAL CAP INSPECTION REPORT

Page 4 of 4

Photographic Log:

Photo I.D.	Location	Facing Direction	Description
1	West portion of Disposal Cell #2	Northeast	View of disposal cell
2	Small dog park in Disposal Cell #2	Down	Hole in soil cap caused from broken irrigation line
3	Large dog park in Disposal Cell #2	Down	Hole in soil cap
4	Large dog park in Disposal Cell #2	Down	Hole in soil cap
5	Northwest portion of Disposal Cell #2	Southwest	Erosion in landscaping on slope of soil cap
6	East portion of Disposal Cell #1	North	View of disposal cell
7	Disposal Cell #1	West	View of disposal cell and tire ruts
8	Disposal Cell #1	North	View of disposal cell and tire ruts
9	Large dog park in Disposal Cell #2	West	Soil cap repair
10	Small dog park in Disposal Cell #2	East	Irrigation line repair
11	Northwest portion of Disposal Cell #2	Southwest	Soil cap repair
12	Large dog park in Disposal Cell #2	East	Soil cap repair
13	Large dog park in Disposal Cell #2	West	Soil cap repairs
14	Large dog park in Disposal Cell #2	North	Soil cap repair



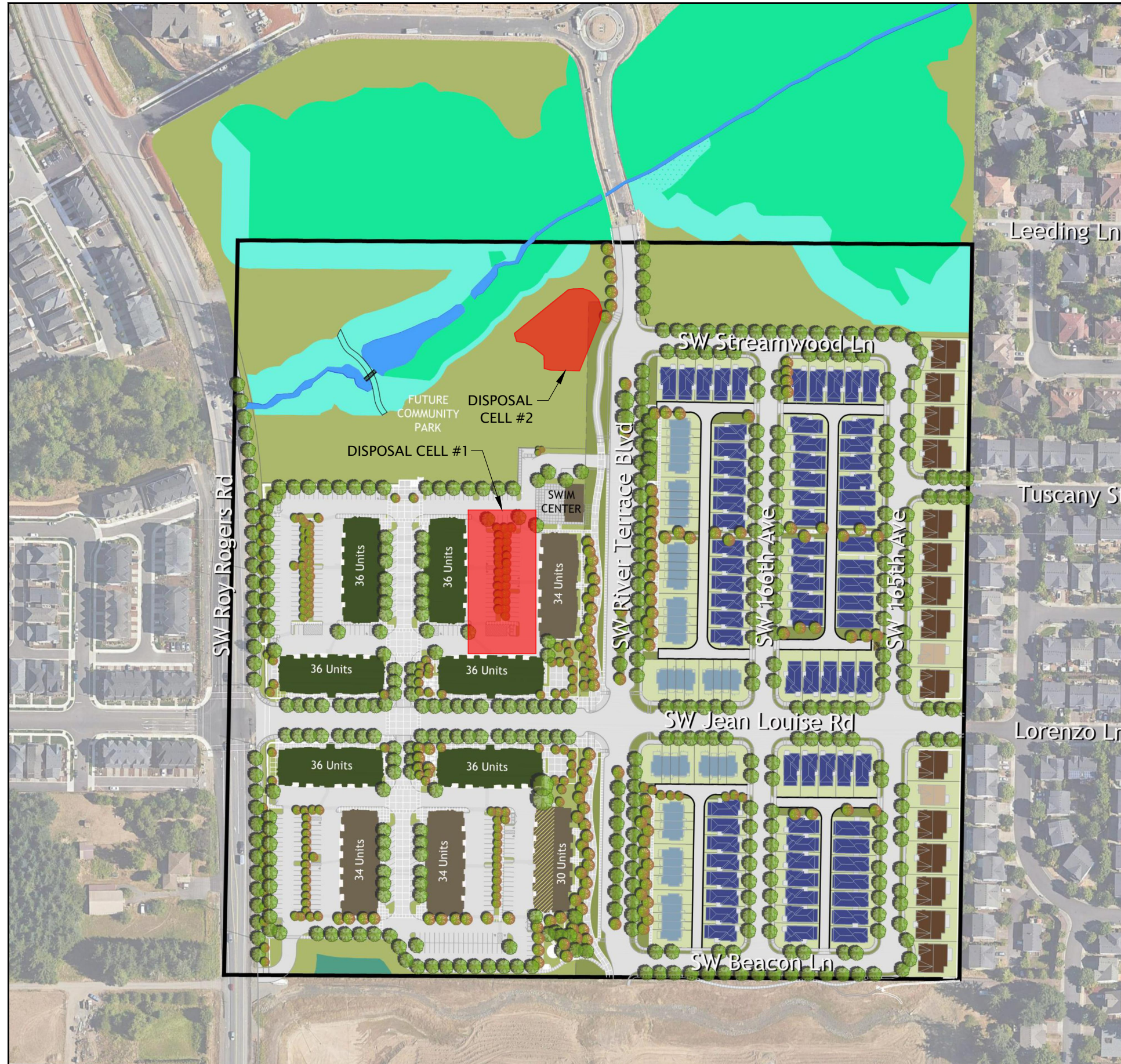
NEWHOME-5-06

JANUARY 2025

VICINITY MAP

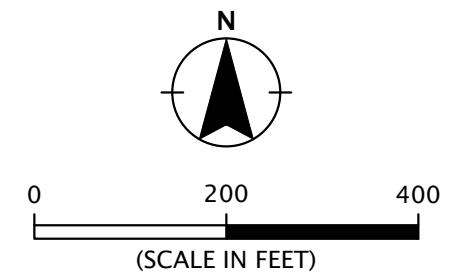
RIVER TERRACE TOWN CENTER
TIGARD, OR

FIGURE 1



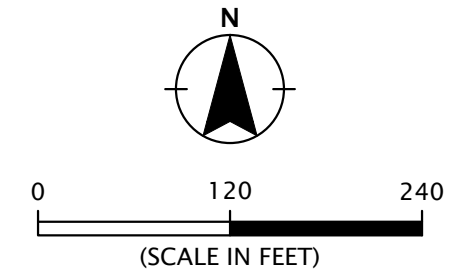
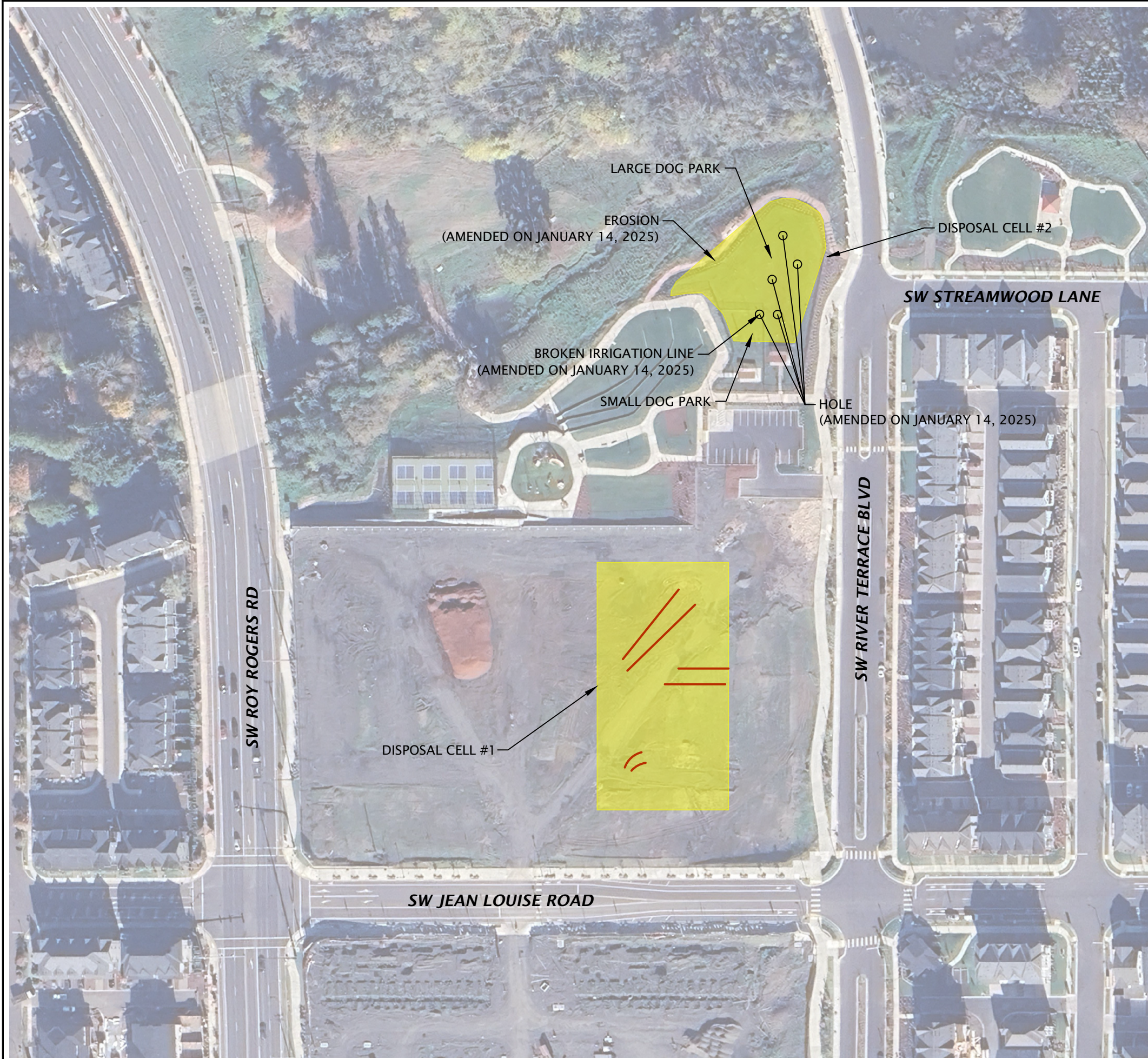
LEGEND

- MIXED USE APARTMENT BUILDING
216 UNITS & 24,000 SF OF COMMERCIAL SPACE
- RESIDENTIAL ONLY APARTMENT BUILDING - 102 UNITS
- RESIDENTIAL ONLY APARTMENT BUILDING WITH TUCK UNDER GARAGES
30 UNITS
-
- TOTAL MULTI-FAMILY UNITS - 348
-
- ROWHOME LOTS - 50
- SMALL - SINGLE FAMILY REAR LOADED
76 LOTS
- MEDIUM - SINGLE FAMILY FRONT LOADED
2 LOTS
- LARGE - SINGLE FAMILY FRONT LOADED
15 LOTS
-
- TOTAL SINGLE-FAMILY UNITS - 143



SITE PLAN BASED ON IMAGE OF SHEET 5.3 CONCEPT SITE MAP DATED DECEMBER 30, 2021, PREPARED BY PACIFIC COMMUNITY DESIGN





SITE PLAN BASED ON AERIAL PHOTOGRAPH DATED
NOVEMBER 6, 2024, OBTAINED FROM GOOGLE EARTH PRO.



PHOTO I.D. 1: WEST PORTION OF DISPOSAL CELL #2. PHOTOGRAPH TAKEN FACING NORTHEAST.



PHOTO I.D. 2: HOLE IN SOIL CAP FROM BROKEN IRRIGATION LINE WITHIN THE SMALL DOG PARK IN DISPOSAL CELL #2.



PHOTO I.D. 3: HOLE IN SOIL CAP WITHIN THE LARGE DOG PARK IN DISPOSAL CELL #2.



PHOTO I.D. 4: HOLE IN SOIL CAP WITHIN THE LARGE DOG PARK IN DISPOSAL CELL #2.



PHOTO I.D. 5: EROSION IN LANDSCAPING ALONG THE NORTHWEST SLOPE OF DISPOSAL CELL #2. PHOTOGRAPH TAKEN FACING SOUTHWEST.



PHOTO I.D. 6: EAST PORTION OF DISPOSAL CELL #1. PHOTOGRAPH TAKEN FACING NORTH.

NewHome-5-06-F4_10.docx Print Date: 1/16/25


	NEWHOME-5-06	SUBJECT PROPERTY PHOTOGRAPHS	
	JANUARY 2025	RIVER TERRACE TOWN CENTER TIGARD, OR	FIGURE 6



PHOTO I.D. 7: VIEW OF DISPOSAL CELL #1 WITH TIRE RUTS. PHOTOGRAPH TAKEN FACING WEST.



PHOTO I.D. 8: VIEW OF DISPOSAL CELL #1 WITH TIRE RUTS. PHOTOGRAPH TAKEN FACING NORTH.

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	NEWHOME-5-06	SUBJECT PROPERTY PHOTOGRAPHS	
	JANUARY 2025	RIVER TERRACE TOWN CENTER TIGARD, OR	FIGURE 7



PHOTO I.D. 9: AREA OF SOIL CAP REPAIR WHERE A HOLE WAS OBSERVED WITHIN THE LARGE DOG PARK IN DISPOSAL CELL #2. PHOTOGRAPH TAKEN FACING WEST.



PHOTO I.D. 10: SUBSURFACE IRRIGATION LINE REPAIR WITHIN THE SMALL DOG PARK IN DISPOSAL CELL #2. PHOTOGRAPH TAKEN FACING EAST.

NewHome-5-06-F4_10.docx Print Date: 1/16/25


	NEWHOME-5-06	SUBJECT PROPERTY PHOTOGRAPHS	
	JANUARY 2025	RIVER TERRACE TOWN CENTER TIGARD, OR	FIGURE 8



PHOTO I.D. 11: AREA OF SOIL CAP REPAIR IN LANDSCAPING ALONG THE NORTHWEST PORTION OF DISPOSAL CELL #2 WHERE EROSION HAD BEEN OBSERVED. PHOTOGRAPH TAKEN FACING SOUTHWEST.



PHOTO I.D. 12: AREA OF SOIL CAP REPAIR WITHIN THE LARGE DOG PARK IN DISPOSAL CELL #2 WHERE A LOW SPOT WITH PONDED WATER HAD BEEN OBSERVED. PHOTOGRAPH TAKEN FACING EAST.


	NEWHOME-5-06	SUBJECT PROPERTY PHOTOGRAPHS	
	JANUARY 2025	RIVER TERRACE TOWN CENTER TIGARD, OR	FIGURE 9



PHOTO I.D. 13: AREA OF SOIL CAP REPAIRS WITHIN THE LARGE DOG PARK IN DISPOSAL CELL #2 WHERE SMALL HOLES HAD BEEN OBSERVED. PHOTOGRAPH TAKEN FACING WEST.



PHOTO I.D. 14: AREA OF SOIL CAP REPAIR WITHIN THE LARGE DOG PARK IN DISPOSAL CELL #2 WHERE A SMALL HOLE HAD BEEN OBSERVED. PHOTOGRAPH TAKEN FACING NORTH.