

December 18, 2017
EIS Job No. 2017077.ODEQ letter

C/O Kevin Dana
Oregon Department of Environmental Quality
700 N.E. Multnomah Street, Suite 600
Portland, Oregon 97232

Reference: Environmental Cleanup Site Information System (ECSIS)
ID. No.2636 for Phase II Subsurface Environmental Site
Assessment conducted at the ski bowl shop and property
located at 31315 E. Multorpor Drive in Government Camp,
Oregon

Dear Mr. Kevin Dana;

A phase II subsurface soil investigation was conducted at the subject property known as the Multorpor Ski Bowl Maintenance shop located at 31315 E. Multorpor Drive in Government camp, Oregon pursuant to ECSIS ID. No. 2636 on Wednesday, September 27, 2017. The subject property is partially developed with the single subject metal and wood frame equipment repair shop built on concrete slab foundation in approximately 1977. EIS noted no environmental concerns or considerations for the subject property after the successful completion of the Phase II subsurface soil investigation and requests a No Further action (NFA) determination at the subject property at this time.

The Phase II assessment was conducted by Environmental Inspection Services (EIS) and two client provided trackhoes on Wednesday, September 27, 2017. No Potential Contaminants of Interest (PCOIs) in reportable or otherwise actionable concentrations were detected in all of the submitted soil and water samples collected from the five (5) test trenches and nine (9) test pits excavated at the subject property. No contaminants were detected in the surface, sediment, and water samples collected from the wetland bog and most suspect culvert pipe discharge areas. No environmental concerns were noted regarding potential impact to ecological receptors in the wetland area.

No actionable concentrations of diesel, gasoline, semi-volatiles, or poly-aromatic hydrocarbons were analytically detected in the soil and water samples. In the opinion of EIS, no additional environmental site assessments are recommended at the subject property at this time based on the satisfactory confirmation soil and water sample test results and all field equipment and site observations. EIS requests a No Further Action (NFA) determination by the ODEQ of the subject property based on favorable analytical test results and favorable site observations.

A total of five (5) continuous test trenches with nine (9) interior test pits to depths of ten feet were excavated throughout the accessible northward and westward edges of the shop building. A total of thirty-one soil and water samples were collected from the trenches, test pits, edge of the existing aboveground storage tank (AST), well, and outfall culvert on-site.

No actionable concentrations of diesel, gasoline, semi-volatiles, or poly-aromatic hydrocarbons were analytically detected in the samples. No discolored soil or gravel surfaces were observed in the shop equipment storage yards observed directly north of the north edge of the subject shop building. No drums or other containers of engine coolant fluid were observed outside the shop building. Five smaller 100-275 gallon steel waste oil and new oil aboveground storage tanks (ASTs) were observed within the shop at the southwest quadrant of the shop. One large exterior AST was observed within a canopy covered shed at the adjacent to the southeast corner the shop. No obvious spillages of fuel were observed in the areas of influence of the ASTs.

No secondary containment was observed for all the ASTs. Secondary containment is recommended for the ASTs. The remaining acreage of the site is sealed with a new asphalt paved parking lot extending along the east edge of the front of the shop, along the adjoining raceway track and field and impermeable surfaced batting cage area. No catch basins, trench drains or sumps were observed in the parking lots. A trench drain in the shop runoff is plumbed into a regularly serviced and cleaned shop oil-water separator located at the southeast corner of the shop. A non-potable water well is located within the southwest corner of the shop. Single water sample was collected from the well and the water was analytically tested for the presence of petroleum hydrocarbon contamination and no contaminants were analytically detected or observed in the well water.

No Potential Contaminants of Interest (PCOIs) in reportable or otherwise actionable concentrations were detected in the submitted soil samples. No releases, vapor plumes, oils, sheens, petroleum stained soil or subsurface seepage of petroleum products were observed or analytically confirmed in samples collected from all five test trenches. No analytical detections exceeded the most stringent Risk Based Concentrations for the detected compounds. Most common asphalt operations PCOIs include diesel and polyaromatic hydrocarbons (PAH's) or other homologous compounds due to their chemical activity. No PAHs are common in natural soil due to the large relative molecular weights and complexities of PAHs. No PAHs or other homologous degradation compounds of PAHs similarity were analytically detected in the submitted samples.

No groundwater intrusion was encountered during the entire excavation sampling episode. No concentrations of polyaromatic hydrocarbons (PAH's) or volatile organic compounds (VOC's) contamination was analytically detected in all the soil samples collected from the five test trenches. One soil sample collected from sample point SS-5' had a detection of 530 ppm motor oil. This is considered a minimal detection and below cleanup limits. In the opinion of EIS, no additional environmental assessments are recommended at the subject property at this time based on available data.

EIS noted no environmental concerns or considerations for the subject property and requests a No Further action (NFA) determination at the subject property. If there are any questions feel free to contact me at my cell at 503-680-6398.

Respectfully,



Charles A. Spear, Partner
Environmental Professional
Environmental Inspection Services