

STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

In the Matter of:

Prologis, L.P. and its successors assigns

Order on Consent

DEQ No. 19-07

CERTIFICATION OF COMPLETION

Draft for Public Comment

1. **Findings**

A. On August 8, 2019, the Oregon Department of Environmental Quality (DEQ) entered into an Order on Consent (Consent Order) DEQ No. 19-07 with Prologis L.P. concerning the Property at 1001 North Schmeer Road in Portland, Oregon (the Site). The Site is referred to as Portland Meadows and assigned Environmental Cleanup Site Information #6343 in DEQ Northwest Region Cleanup Program files.

B. Under the terms of the Consent Order, Respondents agreed to:

- Conduct additional investigation and cleanup as needed to address a release from a petroleum underground storage tank assigned DEQ UST Cleanup File No. 26-04-1266;
- Prepare a Media Management Plan (MMP) establishing procedures for identifying, handling, characterizing, and disposing of potentially contaminated soil or groundwater, if encountered, at the Property during future construction and redevelopment activities;

- Complete an Upland Source Control Evaluation under DEQ oversight following DEQ's Guidance for Evaluating the Stormwater Pathway at Upland Sites dated January 2009 and updated October 2010, and construct and install new stormwater infrastructure consistent with the City of Portland 2016 Storm water Management Manual, and obtain appropriate stormwater permit coverage, as warranted;
- Perform an Incremental Sampling Methodology (ISM) assessment under DEQ oversight of shallow soils on the upland portion of the property, where historical site operations (horse waste management and stable) may have concentrated pesticides; and
- Abandon the on-site water supply well in accordance with current Oregon Water Resource Department requirements.

C. Between August 2019 and August 2023, the Site was redeveloped as a warehouse and distribution logistics center. Redevelopment activities occurred in three separate phases and involved the construction of three concrete, slab-on-grade, precast panel buildings with total internal space ranging between 158,000 to 480,000 square feet and associated asphalt pavement for parking. A DEQ-approved MMP was implemented during grading and intrusive development activities. Incremental testing completed in 2019 showed the historical stable area was not impacted by pesticides or other contaminants, and thus no soil removal was required. A total of approximately 742 tons of petroleum-contaminated soil was removed from the UST area and properly disposed at a permitted landfill. The on-Site supply well was decommissioned in August 2020. These remedial measures required under the PPA are documented in a Construction Completion Report dated February 13, 2025. In addition, between

May and July 2020 approximately 30 cubic yards of soil were removed to address releases of PCB-containing oils from vandalized transformers. New stormwater infrastructure consistent with the City of Portland 2016 Stormwater Management Manual, and appropriate stormwater permits were obtained. The updated stormwater management system and permitting information is documented in a Source Control Evaluation Report dated November 13, 2024.

D. On April 1, 2025, DEQ provided public notice and opportunity to comment on a proposed Certification of Completion determination for the facility in accordance with ORS 465.320 and 465.325(10)(b). Copies of the work plans and reports completed for the project were available to review at DEQ's Northwest Region office in Portland and on DEQ's website. The public notice was published on April 1, 2025, in the *Oregon Secretary of State's Bulletin*, and in the *Oregonian* newspaper. The comment period was closed on May 1, 2025. [\[Update following public comment\]](#).

2. Conclusions

A. Based on the reports and other information submitted by Respondents, and DEQ's inspection and oversight of activities, DEQ finds that Respondent Prologis L.P. has satisfactorily completed the Consent Order scope of work.

B. No further remedial actions are required at the site to protect the public health, safety, and welfare or the environment.

3. Conditions

A. This Certification of Completion applies only to the satisfactory completion of the work conducted by Respondents pursuant to the Consent Order.

B. DEQ's determination that no further remedial action is necessary at the Site may be withdrawn upon discovery of new information showing that public health, safety, and welfare or the

environment are not being protected.

C. DEQ does not, by this certification, assume liability for any claim arising from acts or omissions of Respondents or its officers, employees, agents, successors, subsidiaries, or assigns relating to actions pursuant to the Consent Order.

4. Notice

This order constitutes certification of completion under ORS 465.325(10), and may be appealed by any aggrieved person in accordance with ORS 465.325(10)(c).

ISSUED BY:

State of Oregon

Department of Environmental Quality

By: _____
Michael Kucinski
Acting Land Quality Division Administrator

Date

The foregoing instrument is acknowledged before me this _____ day of _____, 2025, by Michael Kucinski, Acting Land Quality Division Administrator of the Oregon Department of Environmental Quality, on its behalf.

NOTARY PUBLIC FOR OREGON
My commission expires: _____

CERTIFICATE OF SERVICE

I certify that I served a true copy of the above Certification of Completion by depositing it in the United States mail, postage prepaid, and addressed to the following persons:

Manasi Chavan
Manager, Global Environmental & Engineering Services
Prologis, L.P.
Pier 1, Bay 1
San Francisco, CA 94111

(Name)

(Date)