



Technical Memorandum

To: Mark Pugh, Oregon DEQ

From: Krysta Krippaehne-Stein, PE
Kathy Lombardi, PE

Date: April 30, 2025

Project No.:M0496.02.003

Re: Truck Dump Demolition Completion Summary

This memorandum summarizes demolition of the former Blue Heron Truck Dump structure, located at the former Blue Heron paper mill site at 419 and 427 Main Street, Oregon City, Oregon (the Property) (Figure 1-1), and was prepared by Maul Foster & Alongi, Inc. (MFA) for the owner of the Property, The Confederated Tribes of Grand Ronde. The Truck Dump structure was located at the northeast corner of the Property, adjacent to the Confederated Tribes of Grand Ronde field office to the north and railroad tracks to the east (Figure 1-2). Work was completed per the Removal Action Plan (RAP) dated November 10, 2021.¹

Structure Description

The structure consisted of a large steel-frame open span superstructure with metal siding. Behind the superstructure was a shorter steel- and wood-framed, covered extension that housed electrical controls. The Truck Dump building had two below ground maintenance pits. See Figure 1-2 for the site layout.

Permits

Work was performed under building and demolition permit (No. B-DEMO-21-00015) issued by the City of Oregon City. A copy of the permit is included as Attachment 1. No other permits were required.

Demolition Summary

Demolition was performed by Elder Demolition (Contractor) in accordance with the RAP. Details of the demolition are described below. A photo log of demolition activities is included as Attachment 2.

¹ The RAP was submitted to DEQ on the date indicated and later finalized on April 30, 2025. All work was completed per the final RAP.

Hazardous Building Materials Abatement

Hazardous building materials (HBM) were removed from accessible areas before structural demolition started. IRS Environmental completed remediation of asbestos at the site during December 2021. Materials abated included transite panels that were located in the electrical room.

Materials were packaged according to Oregon Administrative Rules 340, Division 248. Panels were wrapped in 6-mil plastic membrane. Sealed packages were labeled with an asbestos hazard warning label, then disposed of offsite at Waste Management Hillsboro Landfill. Asbestos waste shipment report forms (ASN 4) are included in Attachment 3.

General Demolition

Structure demolition was performed in January 2022. Once HBM was removed, the Contractor removed the structure generally as described in the RAP. Non-hazardous materials were loaded to a 40 cubic yard roll-off container and collected by Oregon City Garbage for offsite disposal. Recyclable materials were salvaged for recycling. Disposal records are included in Attachment 4. Concrete foundations were left in-place and rubble from demolition of the water filtration plant was used to fill the low areas up to match surrounding grades.

The Contractor implemented and maintained stormwater best management practices and dust control throughout the project.

Site Cleanup

Once demolition was complete, the Contractor removed all debris and swept the surrounding paved work areas to remove small debris and dust. A photo log of demolition activities is included as Attachment 2.

Issues and Changes

There were no noted issues or changes from the RAP during demolition.

Attachments

Limitations

Figures

1—Permit

2—Photographic Log

3—Asbestos Closeout Documentation

4—Disposal Records

Limitations

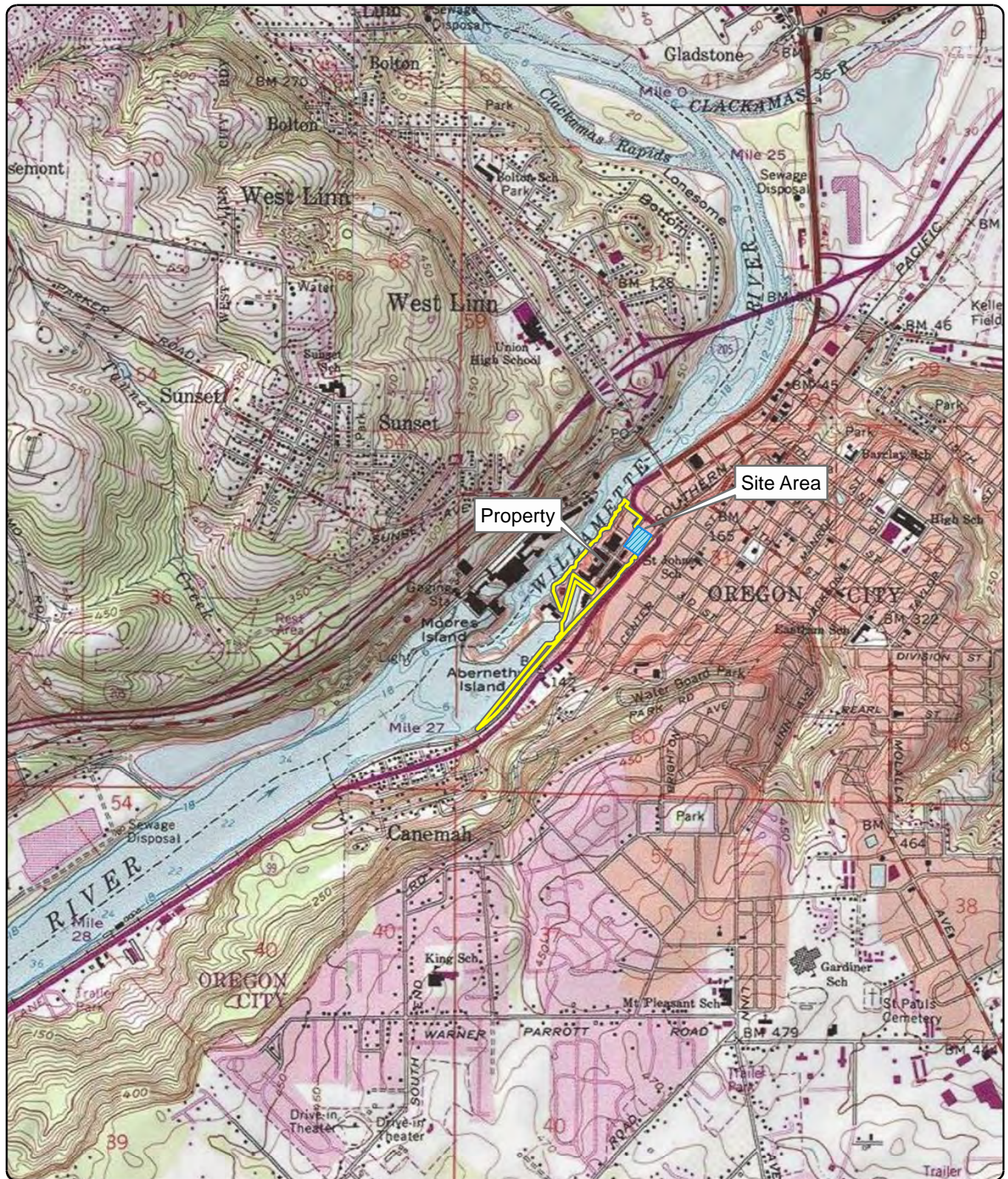
The services undertaken in completing this technical memorandum were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This technical memorandum is solely for the use and information of our client unless otherwise noted. Any reliance on this report by a third party is at such party's sole risk.

Opinions and recommendations contained in this technical memorandum apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this technical memorandum.

Figures



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Site Address: 419 Main Street, Oregon City, Oregon
97045
Section 31, Township 2 South, Range 2 East of the
Willamette Meridian.
Source: U.S. Geological Survey (1985) 7.5-minute topographic
quadrangles: Oregon City and Canby; property boundary
prepared using parcels (May 2017) obtained from Metro
Regional Land Information System database.

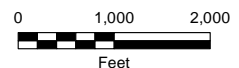


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consult the primary data and information sources to ascertain the usability of the information.

Figure 1-1
Site Location

Former Blue Heron Mill Site
Oregon City, Oregon



Path: X:\0496\02\004\Pro\0496_02_004.aprx Fig 1-2 Site Layout
Reviewed By: krippaehne-stern Print Date: 4/30/2025
Produced By: sturner
Project: M0496 02.004



Notes
CB = stormwater catch basin.
CO = cleanout.


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Data Sources
Aerial imagery (2020) and parcel boundary (May 2017) obtained from Oregon Metro; site features obtained from Environmental Resources Management (ERM); stormwater features obtained from WSP USA Stormwater Site Plan dated January 2025 and shifted to align with current aerial imagery and lidar positioning to correct for placement over 2018 imagery that contained building footprint offsets of approximately 10 feet.

Legend








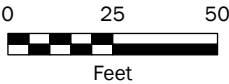
-  Catch Basin (Inlet Protection)
-  Cleanout (Protect in Place)
-  Vault (Protect in Place)
-  Maintenance Pit (Approximate)
-  Truck Dump
-  Storage and Staging Area
-  Property Tax Lot

Figure 1-2
Site Layout
419 Main Street
Oregon City, OR



Attachment 1

Permit



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City of Oregon City
PO Box 3040
695 Warner Parrott Road
Oregon City, Oregon 97045-0304
503-722-3789

Permit NO.: **BDEMO-21-00015** Permit IVR Number: **112965**

Permit

Permit Type: **Demolition**
Work Classification: **Non-Residential**
Permit Status: **Issued**

Issue Date: **03/14/2022**

Expiration: **09/17/2024**

Location Address

419 MAIN ST, OREGON CITY, OR 97045

Parcel Number

2-2E-31BD-00300

Contacts

Shannon Ham-Teixeira **Owner**
9615 Grand Ronde rd., Grand ARonde, OR 97347
shannon.ham-teixeira@grandronde.org

Ryan Webb **Applicant**
ryan.webb@grandronde.org

Krysta Krippaehne-Stein **Contractor**
3140 NE Broadway, Portland, OR 97232
kstein@maulfoster.com

ELDER DEMOLITION **Contractor**
6400 SE 101st AVE Ste 201, Portland, OR 97266
(503)760-6330 jeffelder@eldgerdemolition.com

Jacob Faust **Other**
6 Centerpointe DR Ste 360, Lake Oswego, OR 97035
(503)320-0510 jfaust@maulfoster.com

Description: Commercial: Water Filter Plant - Blue Heron Mill - Demolition and removal of metal and concrete structures

Valuation: **\$0.00**

Total Sq Feet: **0.00**

Inspection Requests:

Inspection Line: 503-496-1551

Fees	Amount
Building Plan Review (tax)	\$689.82
Demolition Commercial (tax)	\$1,061.26
Site Plan Review PLNG	\$86.00
State Surcharge - Building (tax)	\$127.35
Total:	\$1,964.43

Payments	Amt Paid
Total Fees	\$1,964.43
Credit Card	\$1,964.43
Amount Due:	\$0.00

Inspections:	
Inspection Type	IVR
Demolition Final	922
Demolition Final	922

Issued By: Kristi Brandt

March 14, 2022

Date

Permit Holder

Date

Attachment 2

Photographic Log



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Photographs

Project Name: Truck Dump Demolition
Project Number: M0496.02.002
Location: Oregon City, Oregon

Photo No. 1.

Description

1/7/2022

Demolition progress,
looking southeast



Photo No. 2.

Description

1/7/2022

Demolition progress,
looking southeast





Photographs

Project Name: Truck Dump Demolition
Project Number: M0496.02.002
Location: Oregon City, Oregon

Photo No. 3.

Description

1/7/2022

Demolition progress,
looking southeast



Photo No. 4.

Description

1/7/2022

Demolition progress,
looking southwest



Attachment 3

Asbestos Closeout Documentation



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OREGON WASHINGTON
777 S.W. ARMCO AVENUE HILLSBORO, OREGON 97123
(503) 693-6388 FAX (503) 693-7221
ASBESTOS LEAD MOLD CCB#155646
ENVIRONMENTAL WA# IRSENI*972N5
SERVICES MWEB # 10447

John Sullivan
Elder Demolition
6400 101st Ave #201
Portland, OR 97266

Date: February 21, 2023

Re: **Blue Heron Mill Phase I – 300 Main St, Oregon City**

Dear Mr. Sullivan

IRS Environmental completed removal and proper disposal of asbestos containing materials for demolition per survey taken by Apex from the above referenced address in the following buildings:

Building Name or #	Date	ACM removed	Supervisors	Cert #
Mill Office	2021.09.10	CAB	Isaias Cacatzum	S15870
Mill Office	2021.10.07 – 11.5	Built up roofing	Diego Sanchez Adrian Barragan	S16070 S16326
Water Filter Plant, Guard Shack Ofc	2021.11.08 – 11.15	CAB, Roofing, Mastic on concrete floor	Diego Sanchez	S16070
Water Filter	2021.11.15 -	CAB	Diego Sanchez	S16070
Fire Debris	2021.11.16 – 11.22	Fire Contaminated debris	Adrian Barragan	S16326
Truck dump Bldg	2021.12.27	Transite Panels	Bob Craft	S16031
Water Treatment	2022.04.22	CAB	Diego Sanchez	S16070
Carpenter Shop	2022.04.26 - 27	Built up roofing	Adrian Barragan	S16326
Water Treatment Plant	2022.07.15	Transite Pipe wrapped in concrete	Bob Craft	S16031
Millright shop	2022.07.18	Tile/mastic	Diego Sanchez	S16070
Water Treatment Plant	2022.07.23 – 07.25	Transite Pipe wrapped in concrete	Bob Craft Delfino Hernandez	S16031 S16263

Enclosed please find the following closeout documents regarding the work at the above referenced location:

- ASN4 Manifests (86 documents)
- ASN1 DEQ notifications & NPE Variance

Should you have any questions or require any additional information, please feel free to call our office at 503-693-6388.

Regards,

Nancy Nguyen

Nancy Nguyen
CEO, IRS Environmental of Portland, Inc

ASN 4

NON

FRIABLE

ASBESTOS WASTE SHIPMENT REPORT FORM

JOB # 21761



PLEASE PRINT OR TYPE. If you have questions, contact your local DEQ Regional Office in Portland 503-229-5364, Salem 503-378-5086, Medford 541-776-6107, Coos Bay 541-269-2721 ext. 222, Bend 541-633-2019, or Pendleton 541-278-4626.

WASTE GENERATOR: (Contractor, Facility, or Operator)

1. Asbestos removal site name and address: Blue Heron Mill300 Main St

Street

Oregon City, OR

City/State

Clackamas

County

97045

Zip

Contact person: Jeff ElderPhone: 503-515-83142. Contractor/Operator's name and address: IRS Environmental of Portland, Inc.777 SW Armco Ave

Street

Hillsboro / OR

City/State

Washington

County

97123

Zip

Phone: (503) 640-94273. Waste disposal site: Hillsboro Landfill - Waste Management3205 SE Minter Bridge Rd

Street

Hillsboro, OR

City/State

Washington Co

County

97123

Zip

4. Describe asbestos materials: transite panel

5. Containers:

Number: 11 wraps 20 bagsType: BA - 6 MIL6. Total quantity (cubic yards): 30 yards

7. OPERATOR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form

Agent: Diego SanchezCompany: IRSAddress: 777 SW ARMCO AVE, HILLSBORO, OR 97123Phone: (503) 693-6388

TRANSPORTER(S):

8. Transporter #1: (Acknowledgment of receipt materials)

Agent: Josh ChristensenCompany: River CityAddress: 5410 NE 109th Ave Portland ORPhone: (503) 253-6144Signature: [Signature]Date: 11-18-21

9. Transporter #2: (Acknowledgment of receipt materials)

Agent: _____

Company: _____

Address: _____

Phone: _____

Signature: _____

Date: _____

DISPOSAL: (Certification of receipt of asbestos serials covered by this manifest, except as noted in item 11 below.)

10. Waste Disposal Site: Hillsboro Landfill Waste ManagementName and Title: HLI - OperatorDate: NOV 18 2021Signature: [Signature]Phone: (503) 640-9427(503) 640-9427

11. DISCREPANCY SPACE: (Add attachments as needed)

ASN 4

NON FRIABLE

JOB # 21761

ASBESTOS WASTE SHIPMENT REPORT FORM



PLEASE PRINT OR TYPE. If you have questions, contact your local DEQ Regional Office in Portland 503-229-5364, Salem 503-378-5086, Medford 541-776-6107, Coos Bay 541-269-2721 ext. 222, Bend 541-633-2019, or Pendleton 541-278-4626.

WASTE GENERATOR: (Contractor, Facility, or Operator)

1. Asbestos removal site name and address: Blue Heron Mill
300 Main St Oregon City, OR Clackamas 97045
Street City/State County Zip
 Contact person: Jeff Elder Phone: 503-515-8314
2. Contractor/Operator's name and address: IRS Environmental of Portland, Inc. Phone: 503-693-6388
777 SW Armco Ave Hillsboro / OR Washington 97123
Street City/State County Zip
3. Waste disposal site: Hillsboro Landfill - Waste Management Phone: (503) 640-9427
3205 SE Minter Bridge Rd Hillsboro, OR Washington Co 97123
Street City/State County Zip
4. Describe asbestos materials: Transite Panel
5. Containers: Number: 11 wraps Type: BA - 6 MIL
6. Total quantity (cubic yards): 30 yards

7. **OPERATOR'S CERTIFICATION:** I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packaged, marked and labeled, and are in all respects in proper condition for transport according to all government regulations. All movement of this asbestos-containing material is recorded on this Waste Shipment Record Form.

Agent: Diego Sanchez Company: IRS Enviro
 Address: 777 SW ARMCO AVE, HILLSBORO, OR 97123 Phone: 503 693 6388

TRANSPORTER(S):

8. Transporter #1: (Acknowledgment of receipt of materials)
 Agent: GARY HARVEY Company: River City
 Address: 5416 NE 149th Ave PDX 97244 Phone: 503-254-6144
 Signature: Gary Harvey Date: 11-16-21
9. Transporter #2: (Acknowledgment of receipt of materials)
 Agent: _____ Company: _____
 Address: _____ Phone: _____
 Signature: _____ Date: _____

DISPOSAL: (Certification of receipt of asbestos materials covered by this manifest, except as noted in item 11 below.)

10. Waste Disposal Site: Hillsboro Landfill - Waste Management
 Name and Title: HLI - Operator Date: NOV 16 2021
 Signature: [Signature] Phone: (503) 640-9427
 11. DISCREPANCY SPACE: (Add attachments as needed)

Attachment 4

Disposal Records



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**OREGON CITY
GARBAGE**
Company, Inc.

OREGON CITY GARBAGE

P.O. BOX 1840

OREGON CITY, OR 97045

503-656-8403

WWW.OREGONCITYGARBAGECO.COM

ACCOUNT NO		BILLING ADDRESS		INVOICE NO	INVOICE DATE	DUE DATE
31208009		6400 SE 101ST AVE STE 201		3799790	12/22/21	12/29/21
DATE	QTY	REFERENCE	DESCRIPTION			BALANCE
12/14/21	1.00	1063703	419 MAIN ST METRO TRANS FEE			\$2.75
12/14/21	1.00	1063703	40 YARD ROLLOFF EMPTY RETURN			\$197.00
12/14/21	12.29	1063703 - Material Ref 4928214	WASTE DISPOSAL			\$1,652.02
			<u>SUMMARY</u>			
			PREVIOUS BALANCE			\$14,682.78
			PAYMENT/CREDITS			\$0.00
			NEW CHARGES			\$1,851.77
			TOTAL BALANCE DUE			\$16,534.55
CURRENT		0-30 DAYS	31-60 DAYS	61-90 DAYS	OVER 90 DAYS	PAY THIS AMOUNT
\$ 1,851.77		\$ 14,682.78	\$ 0.00	\$ 0.00	\$ 0.00	\$ 16,534.55

ACCOUNTS DUE BY THE 15TH OF THE MONTH

Terms: Oregon City Garbage Co., reserves the right to accrue finance charges on any past due balance and there is a \$20.00 charge for any returned payment. Please return your invoice stub with your payment or write your account number on your check. ✓

PLEASE RETURN THIS PORTION WITH PAYMENT



**OREGON CITY
GARBAGE**
Company, Inc.

OREGON CITY GARBAGE

P.O. BOX 1840

OREGON CITY, OR 97045

503-656-8403

If paying by one of these credit cards, please enter the information on the reverse

DUE DATE 12/29/21	ACCOUNT NO 31208009	AMOUNT \$ 16,534.55
INVOICE NO 3799790	AMOUNT ENCLOSED \$	

ELDER DEMOLITION INC
6400 SE 101ST AVE STE 201
PORTLAND, OR 97266

OREGON CITY GARBAGE
P.O. BOX 1840
OREGON CITY, OR 97045