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Offices in Portland and Bend Oregon

July 17, 2025

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

RE: 2025 Annual Cap Inspection
Starlight (formerly Westwind) Apartments, 355 NW 6th Avenue, Portland, Oregon
(ECSI 6492/5315)

Ms. Kara Master,

EVREN Northwest, Inc. (ENW) presents this annual soil cap inspection report for the Starlight (formerly Westwind Apartments), performed in accordance with the approved Soil Cap Management Plan¹ prepared for the subject site located at 355 NW 6th Avenue, in the City of Portland, Oregon.

The soil cap was inspected on July 16, 2025, by ENW personnel and was found to be in excellent condition. During this reporting period, no requests for projects that would breach the soil cap were submitted to Starlight property management; therefore, the soil cap was not disturbed by construction or other site activities.

ENW administered the annual CAP training with property management staff on July 16, 2025, which included a review of the management objectives of the soil cap, as well as provided instruction to be aware of any disturbances and to inform ENW anytime there is a breach of the cap, or any planned activities that would breach the soil cap. During the training, Starlight management did not anticipate any subsurface work in the near-term.

¹ ENW. August 30, 2022. Soil Cap Management Plan.

Please consider this letter and enclosed attachments the annual report for the calendar year 2025.

Sincerely,

Evan Bruggeman

Evan Bruggeman, R.G.
Principal Field Geologist

ENCLs:

1. Photographic Log
2. Inspection Forms

PHOTOGRAPHIC LOG



View of concrete floor within the office/maintenance spaces. The condition of the concrete floor in this area is typical of resident and employee areas of the ground floor and is in good condition.



The floor of the unoccupied commercial space has been finished with a concrete slab. Edges and surficial cracks were sealed with polyurethane sealant and a glossy coating was applied to the surface. The space remains unoccupied at this time.



View of the new concrete floor against the original concrete footing within the commercial space. Edges and surficial cracks were sealed with polyurethane sealant and a glossy coating was applied to the surface.



Signage posted warning of soil cap. Several signs are located throughout the ground floor.



Starlight (Formerly Westwind) Apartments
355 NW 6th Avenue
Portland, Oregon

Site Photographs

Project No.
1017-21002-05

Attachment

A

INSPECTION FORMS

Soil Cap Annual Inspection Form

Date of Inspection: 7-16-2025

Inspected by: Evan Bruggeman

Maintaining the soil cap integrity and security **protects individuals** from exposure to contaminated soil and ground water beneath the site and is an ongoing responsibility. *At a minimum, the soil cap will be inspected annually.* Such inspections include monitoring cap thickness, degradation and any human activities with the potential to breach the building slab. More frequent inspections are encouraged and should also be documented with this form.

Persons performing the inspection must have a thorough understanding of the engineered soil cap and the Soil Cap Management plan.

BUILDING SLAB (SOIL CAP)

Evaluate all areas of the building slab for degradation or any unauthorized human activity that is breaching (penetrating) or could breach the soil cap.

Is any unauthorized excavation or building slab breaching 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.

Are any natural elements (e.g., wind, rain, surface water, etc.) disturbing foundation? Y / N

Are there any signs of wildlife (e.g., gophers, deer, dogs, etc.) disturbing foundation? Y / N

Are there any potential conditions that may degrade or breach the soil cap? 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.

Floor has been finished within the commercial space in the northeast portion of the building. The concrete slab was poured to match the original partial slab and footings. The edges were sealed with a polyurethane sealant, along with minor surficial cracking. The entire surface was then coated with a sealant resulting in a glossy finish. The commercial space remains unoccupied.

ACTION OR ADDITIONAL DOCUMENTATION REQUIRED? No

SIGNATURE OF PERSON PERFORMING INSPECTION: *Evan Bruggeman* 7/16/2025

Annual Signage Review Form

For Year: 2025

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

ODEQ requires signs be posted regarding the soil cap. 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): Evan Bruggeman, EVREN-NW

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? / 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: *Evan Bruggeman*

7/16/2025

