

# CONTAMINATED MEDIA MANAGEMENT PLAN



**FORMER 12<sup>TH</sup> AVENUE MOTOR SERVICE  
LUST FACILITY #26-23-0131  
2436 SE 12<sup>TH</sup> AVENUE  
PORTLAND, MULTNOMAH COUNTY, OREGON**

*Report Prepared for and Reliance Provided to:*

**SKYHOOK FITNESS, INC.  
2436 SE 12<sup>TH</sup> AVENUE  
PORTLAND, OREGON 97214**

**November 18, 2025-Revision 1**

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### **FIGURES**

**Figure 1** Site Location Map

**Figure 2** Topographic Map

**Figure 3** Site Plan

**Figure 4** Sample Location Diagram and Soil Plume Map

## 1.0 INTRODUCTION

This Contaminated Media Management Plan (CMMP) has been prepared by Point Source Solutions (Point Source) for the property identified as 2436 SE 12th Avenue, Portland, Oregon, 97214 (Site) as one of the requirements of the Easement and Equitable servitudes (EES) recorded with Multnomah County on October 28, 2025. This CMMP is intended to assist any future construction team in field identification and management of contaminated soil that could be encountered during site demolition/excavation work during Site redevelopment.

This CMMP includes field protocol for identification, response actions, communications, removal, temporary storage or stockpiling, transportation, and treatment and/or disposal of contaminated media. Decisions pertaining to the identification and management of contaminated media will be made by the project environmental representative, property developer/owner and the Oregon Department of Environmental Quality (ODEQ).

## 2.0 SITE DESCRIPTION & ENVIRONMENTAL SETTING

The Site, addressed as 2436 SE 12th Avenue, Portland, Oregon, 97214 is owned by Skyhook Holdings LLC. The Site includes Multnomah County tax lot 1S1E02CD07800 comprising 0.31 acres. This Site is zoned CM2-Commercial Mixed Use 2 by the City of Portland.

The Site occupies an area that is bound to the north by residential development; to the southeast by SE Elliot Avenue beyond which is retail commercial and multi-family residential development; and to the west by SE 12<sup>th</sup> Avenue Beyond which is retail commercial development to the south and residential development to the north.

The Site is identified in **Figure 1** (Site Location Map), **Figure 2** (Topographic Map), **Figure 3** (Site Plan), **Figure 4** (Sample Location and Soil Plume Map), attached to this report.

### 2.1 Topography

The Site is depicted on the United States Geological Survey (USGS) Portland, Oregon Quadrangle 7.5-minute series topographic map published in 1990. According to the contour lines on the topographic map, the Site elevation is approximately 55 feet above mean sea level. The contour lines in the area of the Site indicate groundwater flow beneath the subject property is likely to the west southwest toward the Willamette River. The Site is shaded in grey on this map indicating an urban setting. No production wells or other significant surface features are depicted on the Site on the USGS map.

### 2.2 Regional/Site Geology & Soils

According to the soil description taken from the USDA Soil Conservation Service Soil Survey of Multnomah County, the Site is mapped as primarily as Urban Land-Latourelle Complex. This component is found on terraces. The parent material consists of medium textured alluvium. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. This soil is not flooded. It is not ponded. This soil does not meet hydric criteria.

### 2.3 Hydrogeology

According to a well log search conducted on the Oregon Water Resources Department (OWRD) website, shallow groundwater has been encountered in borings and wells advanced in the vicinity of the Site at a

depth of approximately 20 feet below ground surface. No on-site water wells or springs were observed at the Site. Domestic water is supplied to the Site by the City of Portland and is reportedly obtained primarily from surface water.

According to the USEPA Ground Water Handbook, Vol.1 Ground Water and Contamination, September 1990, the water table typically conforms to surface topography. This means the direction of flow for shallow groundwater is generally from higher elevations to lower elevations. Localized flow direction may vary as a result of tide, rainfall, development, geologic characteristics, nearby surface water bodies, underground utilities such as storm drains, septic systems and sewers, or other influences such as the presence of high-volume wells.

### **3.0 SITE DEVELOPMENT HISTORY**

According to historical documents (city directories, aerial photographs, Sanborn fire insurance maps, historical permit records,) the Site operated as a service station/auto repair facility from 1926/27 through approximately the 1970s when occupancy changed to Carter Machine and Tool. Prior to development as a service station the Site was structurally unimproved land. The Site is currently developed with a 3,399 square foot “warehouse-flex” building constructed in 1927 with a 1981 addition. The Site is currently occupied by Skyhook Fitness.

### **4.0 SITE REGULATORY HISTORY & APPLICABLE ENVIRONMENTAL INVESTIGATIONS**

#### ***4.1 Site Regulatory History***

The Site is listed as LUST Facility #26-23-0131 for a release of gasoline range hydrocarbons to the subsurface from two former USTs.

#### ***4.2 Applicable Environmental Investigations***

In June 2023, two petroleum underground storage tanks (USTs) were decommissioned by removal at the Site by Soil Solutions Environmental Services (SSES).

A total of 12.03 tons of PCS were removed from an approximately 200 square foot excavation and hauled under non-hazardous waste profile #140298OR to the Waste Management – Hillsboro Landfill.

As evidenced by the laboratory analytical results of select post-excavation confirmation samples, pockets of TPH-Gx contaminated soil remain in one area adjacent to the excavation where accessibility and feasibility concerns prohibited the crew from continuing its removal. Below is a summary of the report documenting the UST decommissioning work and soil removal.

**Title:** *UST Decommissioning & Risk-Based Corrective Action Report*, dated: August 6, 2025  
Former Twelfth Avenue Motor Service Site  
LUST #26-23-0131  
2436 SE 12th Avenue  
Portland, Oregon 97214

**Prepared by:** Point Source Solutions, August 2025

Gasoline-range petroleum hydrocarbons as well as various VOCs were detected in subsurface investigations and excavation confirmation soil samples (8.0 to 11.5 feet bgs on north excavation wall-corresponding to soil sample NPW2-S1-9). PCS has been left in place in one area abutting the excavation along the north excavation wall due to access restrictions (Please refer to **Figure 4**).

A total of 12.03 tons of PCS was removed from an approximately 200 square foot excavation and transported under non-hazardous waste profile #140298OR to Waste Management – Hillsboro landfill.

Based on field screening (visual observation and PID) conducted during the investigation, confirmation soil samples collected following excavation of impacted soils, and shallow soil samples collected during the initial Subsurface Environmental Investigation (March 2023); contamination is not present in shallow (0-3 feet bgs) soils in the vicinity of this remaining PCS.

Point Source estimates the quantity of petroleum hydrocarbon impacted soil present on the Site to be approximately 10-20 cubic yards, based on the calculated volume of the layer of PCS from 8.0 to 11.5 feet bgs (maximum vertical extent) in the north wall of the excavation and lateral observations and soil delineation data. The estimated plume extent is depicted on sample location diagrams included as **Figure 4**.

## **5.0 SUBSURFACE CONDITIONS & RESIDUAL CONTAMINATION**

### **5.1 Soil**

The following areas contain residual contamination after the completion of remedial activities:

- The two former USTs were located immediately south of the main entrance into the structure (south side of structure). Please refer to **Figure 3** and **Figure 4** regarding locations of former USTs.
- Gasoline-range petroleum hydrocarbons as well as various VOCs were detected in subsurface investigations and excavation confirmation soil samples (8.0 to 11.5 feet bgs on north excavation wall-corresponding to soil sample NPW2-S1-9). PCS has been left in place in one area abutting the excavation along the north excavation wall due to access restrictions.
- Based on field screening (visual observation and PID) conducted during the investigation, confirmation soil samples collected following excavation of impacted soils, and shallow soil samples collected during the initial Subsurface Environmental Investigation (March 2023); contamination is not present in shallow (0-3 feet bgs) soils in the vicinity of this remaining PCS.
- Point Source estimates the quantity of petroleum hydrocarbon impacted soil present on the Site to be approximately 10-20 cubic yards, based on the calculated volume of the layer of PCS from 8.0 to 11.5 feet bgs (maximum vertical extent) in the north wall of the excavation and lateral observations and soil delineation data. The estimate plume extent is depicted on sample location diagrams included as **Figure 4**.

### **5.2 Groundwater**

Groundwater was not encountered in excavations or investigative soil borings on the Site to a maximum explored depth of 16 feet bgs. According to a well log search conducted on the Oregon Water Resources Department (OWRD) website, shallow groundwater has been encountered in borings and wells advanced in the vicinity of the Site at a depth of approximately 20 feet below ground surface. No on-site water wells or springs were observed during the Site reconnaissance. Domestic water is supplied to the Site by the City of Portland and is reportedly obtained primarily from surface water.

## **6.0 PRELIMINARY SITE REDEVELOPMENT ACTIVITIES**

At the time of this CMMP submittal, redevelopment activities are not occurring. Point Source has not been notified of future redevelopment activities. Redevelopment plans should be submitted by the Responsible Party (RP), Site operator, or contractor to Portland Bureau of Development Services (BDS) with a Site Development Permit.



Prior to the construction of future buildings for human occupation, the Owner will perform a site assessment in accordance with a DEQ-approved work plan adequate to demonstrate that residual contamination does not pose unacceptable vapor intrusion risks to future building occupants. Alternatively, if potential vapor intrusions risks are identified, the Owner must perform additional cleanup and/or incorporate DEQ-approved, professionally installed vapor mitigation engineering control(s) into the building design for any future buildings for human occupation constructed at the Property.

### **6.1 ODEQ Notification**

At least 30 days prior to the start of any activity that is anticipated to encounter remaining contamination, the Responsible party (RP), Site operator, or their representative will notify the ODEQ to allow time for historical review and redevelopment plans. In addition, should contamination be discovered outside of the known impact area, the ODEQ must be notified no later than three days following discovery. Currently, this notification will be made to:

*David Lamadrid,  
Oregon DEQ Cleanup Program Project Manager  
700 NE Multnomah Street, Suite 600  
Portland, Oregon 97232  
503-501-0669  
david.lamadrid@deq.oregon.gov*

### **6.2 Hazard Communication Plan (HCP) & Health and Safety Plan (HASP)**

The Responsible party (RP), Site operator, or contractor must prepare a Hazard Communication Plan (HCP) as required by Occupational Safety and Health Administration (OSHA) regulations for work safety per Code of Federal Regulations (29 CFR 1910.120) and worker “right to know” requirements (29 CFR 1926.59) which covers hazard communication information and training, as well as potential job hazards and protections, including label and material safety data sheet information and other required safety training. A written copy of the HCP must be submitted to the RP prior to the start of work on the Site and must be posted at all times during the duration of the project. The RP is responsible for notifying any and all subcontractors of pertinent environmental conditions. Subcontractors may either adopt the RP’s HCP or must prepare their own HCP. This document should be used in conjunction with, not in place of, the HCP and the project specifications.

Additionally, in conjunction with the development of the HCP, the RP, Site operator, or contractor must prepare a Site-specific Health and Safety Plan (HASP) in accordance with OSHA requirements. A safety meeting will be conducted at the site prior to the commencement of the fieldwork and all field personnel directly involved in the fieldwork will be made aware of potential health and safety issues during the briefing. Topics will include potential exposure to contaminants of interest, personal protective equipment (sampling and media contact), location of first aid kit, and location/directions to closest emergency medical facility. This Site will require the minimum use of Level D personal protective equipment (PPE), including steel-toed boots, disposable gloves, hard hat, and safety glasses. Each contractor is responsible for the safety of its employees, including compliance with applicable OSHA regulations.

Note: In recognition that HCPs are not always prepared for cleanup sites, a HASP can be prepared that incorporates the required elements of the HCP (per OSHA regulations) to serve as an all-in-one document.

### **7.0 CONTAMINATED MEDIA MANAGEMENT PLAN**

The goals of this CMMP are to (1) provide the excavation contractor with information on the preliminary

spatial distribution of impacted soil at the Site, (2) establish a decision structure to assist the earthwork contractor in the detection and management of impacted soil during excavation activities, and (3) prevent the exacerbation of environmental conditions.

### **7.1 ODEQ Clean Fill Screening Levels**

There are currently no ODEQ regulations requiring pre-transport testing of soil that is reasonably expected to be clean. However, ODEQ has published an internal management directive (*Clean Fill Determinations*, dated July 23, 2014), which includes Clean Fill Screening Levels (CFSs) to use as guidance when evaluating disposal options for soil with low levels of contamination. Soil that does not appear contaminated and contains contamination at levels less than the ODEQ CFSs can generally be re-used on site or disposed of off-site without restrictions. Excavation spoils will not meet DEQ's definition of "clean fill" if field screening evidence of contamination is observed or other chemical constituents are found to be present though additional characterization during construction.

For this Site, contractors should assume that soil generated during construction will not qualify as clean fill, unless the results of soil testing indicate otherwise.

### **7.2 Identification & Management of Contaminated Soil**

As mentioned above, visual and olfactory (staining and odor) observations, field screening instrument readings (photoionization detector), and sheen testing are all methods that can be used to assist in identification of petroleum impacted soils. It should be noted that soil impacted with TPH and VOCs exhibits distinct field screening characteristics, soil impacted with polycyclic aromatic hydrocarbons (PAHs) including benzo[a]pyrene and equivalents (BaPeq), arsenic and/or lead generally does not. Soil management will rely on analytical results provided in this document, as well as any additional sampling.

### **7.3 Soil Management Method #1: Off-Site Transport & Disposal**

Based on known subsurface conditions at the Site (Section 4.0 & 5.0), contractors should assume that soil containing debris/urban fill or removed from the vicinity of borings and locations specified in Section 4.0 & 5.0 during construction will not qualify as clean fill, unless the results of soil testing indicate otherwise.

Soil generated during development of the Site is expected to be suitable for disposal as non-hazardous waste at a RCRA Subtitle D Landfill or an ODEQ-approved disposal facility. Where soil needs to be disposed of at an off-site facility, the excavation contractor will need to obtain a permit from the disposal facility prior to hauling the impacted soil to their facility. The earthwork contractor will likely need to provide chemical analytical laboratory data to the selected disposal facility.

Copies of the permit should accompany each load transported to the selected disposal facility.

Disposal facilities often have the following requirements prior to accepting material at their facility:

- No material will be received without a completed contaminated soil profile and application form (to be completed by the earthwork contractor), an approval of credit application on file and pre-approval from the disposal facility.
- Trucks will be permitted to weigh in as negotiated with the facility.
- Material may be sampled upon delivery by the disposal facility. Comparisons may be made between the submitted profile and on-site analysis. Soil transported to the disposal facility that is not consistent with the soil profile may be rejected.

- Exported soil must not contain any free liquids or foreign material (i.e., rebar, fittings, cans, wood, etc.). Truck loads with excessive foreign material may be reloaded and returned to the contractor or screened, sorted, and disposed of by the disposal facility for an additional fee.

#### **7.4 Soil Management Method #2: On-Site Re-Use**

Based on our knowledge of the environmental condition of the Site, soil generated during earthwork at the Site can be re-used on site without additional testing requirements, assuming (1) it is geotechnically suitable, and (2) does not exceed its ODEQ CFSL and/or Soil Ingestion, Inhalation, and Dermal Contact RBC<sub>ss</sub> for Residential Receptors. Soils considered for Method #2 cannot be from the known impacted area of residual contamination. Refer to **Figure 4** for the estimate extent of residual contamination on the Site.

##### **7.4.1 Stockpile Management**

If potentially contaminated soil is encountered within the boundary of the Site that cannot be immediately transported off site for disposal, it must be temporarily stockpiled in areas designated by a qualified firm. Soil that is placed in temporary stockpiles within the project site must be well maintained at all times. All stockpiled soil must be placed on impermeable plastic sheeting (minimum 6-mil thick) with a berm around the perimeter of the stockpile. The plastic sheeting and berm prevent the runoff of stockpiled soil contaminants to surrounding areas. The berm may be constructed with hay bales or other equivalent methods approved by a qualified firm. The bottom plastic sheeting should be lapped over the berm materials, and the soil stockpile within the berm should also be covered with plastic sheeting to prevent erosion or leaching of contaminants from the soil stockpile impacting the underlying soil. The upper plastic sheeting covering the soil stockpile should be secured using sandbags or an equivalent. The upper plastic sheeting prevents the stockpiled soil from being exposed to precipitation and wind.

The contractor is responsible for restoration of all stockpiled areas to a pre-stockpile condition, which means all soil and debris should be removed from the area. Stockpile plastic debris is not to remain on the project site or any adjacent sites following stockpile soil removal. If stockpiled soil is removed for off-site disposal, completion of removal must be satisfactory to the Responsible party (RP), Site operator, or their representative.

##### **7.4.2 Composite Soil Sampling**

Potentially contaminated stockpiled soil will be sampled using composite soil sampling methods and analyzed for disposal profiling.

| STOCKPILE SOIL SAMPLING FREQUENCY   |   |
|---|---|
| Stockpile Volume Cubic Yards  | Number of Composite Soil Samples to Collect |
| 0 - 10  | 1   |
| 11 - 50   | 2   |
| 51 - 100  | 3   |
| 101 - 500   | 4   |
| Each composite soil sample will be comprised of three soil sub-samples collected from a particular area of the soil stockpile. Soil stockpiles greater than 1,000 cubic yards will be sampled at a rate of five composite soil samples for the first 500 cubic yards, plus one composite soil sample for each additional 500 cubic yards. |   |

Stockpiled soil samples will be collected by hand or the use of hand tools. Decontaminated hand tools



should be used to remove the surface layer of soil and then the soil sample will be retrieved with a decontaminated stainless steel scoop or disposable gloves. Chrome-plated tools will not be used.

Soil samples will be collected using the procedure outlined below. Disposable gloves will be worn and changed between samples.

- Remove the top layer of soil to the desired sampling depth using a decontaminated hand tool.
- Conduct an initial visual screen (based on discoloration and sheen) to help identify the most appropriate sampling location.
- Mix the discrete soil samples into one composite soil sample in a decontaminated stainless steel bowl or disposable plastic bag until thoroughly homogenized.
- Transfer the composite soil sample to a labeled, laboratory-prepared sample jar using a decontaminated stainless steel or plastic laboratory spoon. Fill the jar(s) completely to minimize headspace.
- Clean the jar rim(s) before tightening the lids, and quickly and adequately seal the sample containers.
- Collect a sufficient volume of soil sample for the particular analysis. Place the labeled soil sample jar(s) in an iced cooler for temporary storage. Transport the soil samples to the chemical analytical laboratory.
- Use a field notebook to record a description of the soil that was sampled, the location of soil sample, the sample I.D., and the time of soil sample collection. Record the sample on the soil sampling field forms and chain-of-custody form. The stockpile soil sample I.D. will include a prefix identifying the stockpile (SP) number followed by a sequential numeric designation. For example, the third composite soil sample collected from stockpile SP-3 will be identified as "SP3-3".
- Decontaminate the equipment between the collection of soil samples. Decontamination will include: (1) rinse with tap water and scrub with a scrub brush until free of large particles, (2) wash with phosphate-free detergent solution, (3) rinse with tap water and (4) rinse with distilled water.

Soil stockpile composite samples will be submitted to an analytical laboratory for analysis of the following (as required by the receiving disposal facility):

- Total Petroleum Hydrocarbons by Gasoline-range (NWTPH-Gx), and Diesel and Oil Range (NWTPH-Dx);
- Volatile Organic Compounds (VOCs) by EPA Method 8260;
- Polycyclic Aromatic Hydrocarbons (PAHs), EPA 8270;
- Polychlorinated Biphenyls by Method 8082 (PCB Aroclors);
- Total RCRA 8 Metals by EPA 6000/7000 Series Methods.

The chemical analytical results shall be used to evaluate the appropriate off-site disposal location. All soil designated for off-site disposal must be characterized and permitted in accordance with the receiving facility's requirements prior to transport and disposal.

### **7.5 Potential USTs**

In the event a UST is encountered during redevelopment, the Responsible party (RP), Site operator, or contractor should cease work in the area of discovery and notify an owner's representative so the UST can be decommissioned by a licensed UST service provider in accordance with applicable DEQ rules and

regulations.

### **7.6 Erosion & Dust Control**

General Site planning for erosion prevention already exists the Site to control soil erodibility through vegetative cover and shallow topography. Once the remaining concrete slabs and asphalt paving have been removed from the Site, the exposed soil will become susceptible to erosion by wind and water; therefore, erosion control measures should continue to be planned carefully and be in place before construction begins that removes concrete and/or asphalt. Silt fences, hay bales, and/or granular haul roads will be used as required to reduce soil and sediment transport during construction to acceptable levels.

Erosion control best management practices shall be implemented in accordance with the State of Oregon Administrative Rules; OAR 340-41-006, and OAR 340-41-455; City of Portland rules and regulations, and Multnomah County regulations regarding erosion control. In general, erosion control measures must limit soil and sediment transport to less than 1 ton per acre per year, as calculated by the Universal Soil Loss equation.

### **7.7 Cultural Resources**

This Site is not expected to contain cultural resources or archaeological artifacts. However, if cultural or archaeological resources are inadvertently discovered during redevelopment, all work in the area must stop and the Legislative Commission on Indian Services shall be notified by calling 503.986.1067 or visiting [www.leg.state.or.us/cis/](http://www.leg.state.or.us/cis/) for further information. The Oregon State Historic Preservation Office should also be contacted ([www.oregon.gov/oprd/HCD/SHPO/Pages/index.aspx](http://www.oregon.gov/oprd/HCD/SHPO/Pages/index.aspx)) regarding discovery or potential damage to archaeological sites. ODEQ should also be contacted so that modifications to the scope of work may be discussed. Additionally, in conjunction with any redevelopment plans an Inadvertent Discovery Plan should be prepared.

### **7.8 Reporting Requirements**

The Responsible Party (RP), Site operator, or contractor is responsible for keeping a detailed daily record of all soil excavation, stockpiling, export, and disposal of potentially contaminated soil. This includes the purpose, origin, destination, and volume of soil that is (1) loaded and hauled to the approved off-site disposal facilities, (2) re-used as fill on the Site, or (3) transported to temporary stockpile locations (within the Site). The contractor is responsible for preparing a daily field report for distribution to the owner that identifies the number of truck-loads of soil transported off site and daily tonnage for each disposal location. All soil excavation, handling, and disposal activities will be documented in these daily field reports by the contractor, and soil sampling and analysis by a qualified firm will be summarized in a final report that must be submitted to the ODEQ within 60 days of completion of work. The daily reports should also contain documentation of any dewatering systems as described in Section 7.9.

### **7.9 Groundwater Management**

Groundwater has not been encountered during previous field work at the Site to a maximum explored depth of 16 feet bgs. It is unknown whether groundwater will be encountered during future redevelopment activities. If only a limited volume of groundwater or surface water requires removal during excavation, vacuum trucks can be mobilized to remove and dispose of the accumulated water.

If the quantity of water encountered merits dewatering, the contractor should make arrangements to have the water generated during construction activities pumped to above-ground storage tanks for management. Containerized water will require handling and chemical analytical testing in accordance with applicable

regulations.

Should impacted groundwater be identified during construction, contingencies to address unacceptable contaminant levels in the effluent stream will be employed. A typical treatment system could include a series of 20,000-gallon storage tanks equipped with chitosan socks, carbon adsorption filters, sand filters, and/or bag filters to remove sediments and contaminants (if necessary). The excavation contractor is responsible for obtaining the necessary discharge permits; the treatment system setup, maintenance, and modification of the system; effluent testing; discharge metering; and agency reporting.

## **8.0 IMPORTED BACKFILL CONSIDERATIONS**

All fill material imported to the Site shall consist of either a manufactured rock product (e.g., ¾-inch-minus crushed rock from a permitted rock quarry) or must be free of contaminants at concentrations exceeding DEQ's CFSLs. It is the Responsible party (RP), Site operator, or contractor's responsibility to ensure all imported fill material meet these criteria and provide the owner with the imported material origin information and accompanying documentation demonstrating the material meets DEQ CFSLs, if not using a manufactured rock product. If the source facility or contractor cannot provide documentation demonstrating that the material meets DEQ CFSLs, the material should not be used as backfill at the project site. In addition, if evidence of contamination is observed in imported fill material, the RP should reject the imported backfill and identify an alternate source. Also, material imported as structural backfill should be evaluated and approved by the geotechnical engineer before placement on the Site.

## **9.0 UNFORESEEN CONDITIONS**

In the event that undocumented contamination or other potentially hazardous conditions are encountered that are not addressed in this CMMP, the Responsible party (RP), Site operator, or contractor shall cease work and notify the owner and the qualified environmental contractor. The earthwork contractor will then barricade or otherwise isolate the area and avoid filling the area until authorized to do so by the qualified environmental contractor. The qualified firm will determine the appropriate course of action to assess potential unknown conditions encountered during excavation. The earthwork contractor shall not replace any known or suspected contaminated soil in any excavation area without prior approval by the qualified environmental contractor.

## **10.0 ASSUMPTIONS AND LIMITATIONS**

This CMMP is designed to provide the Responsible party (RP), Site operator, or contractor with guidance for the proper handling and management of impacted soil. This document is intended to be used as a general overview document for the use of the excavation contractor and project development team during the earthwork portions of Site redevelopment.

If you have any questions regarding this CMMP, please do not hesitate to contact the undersigned.



Prepared by:

Conor McGeehan  
Environmental Professional



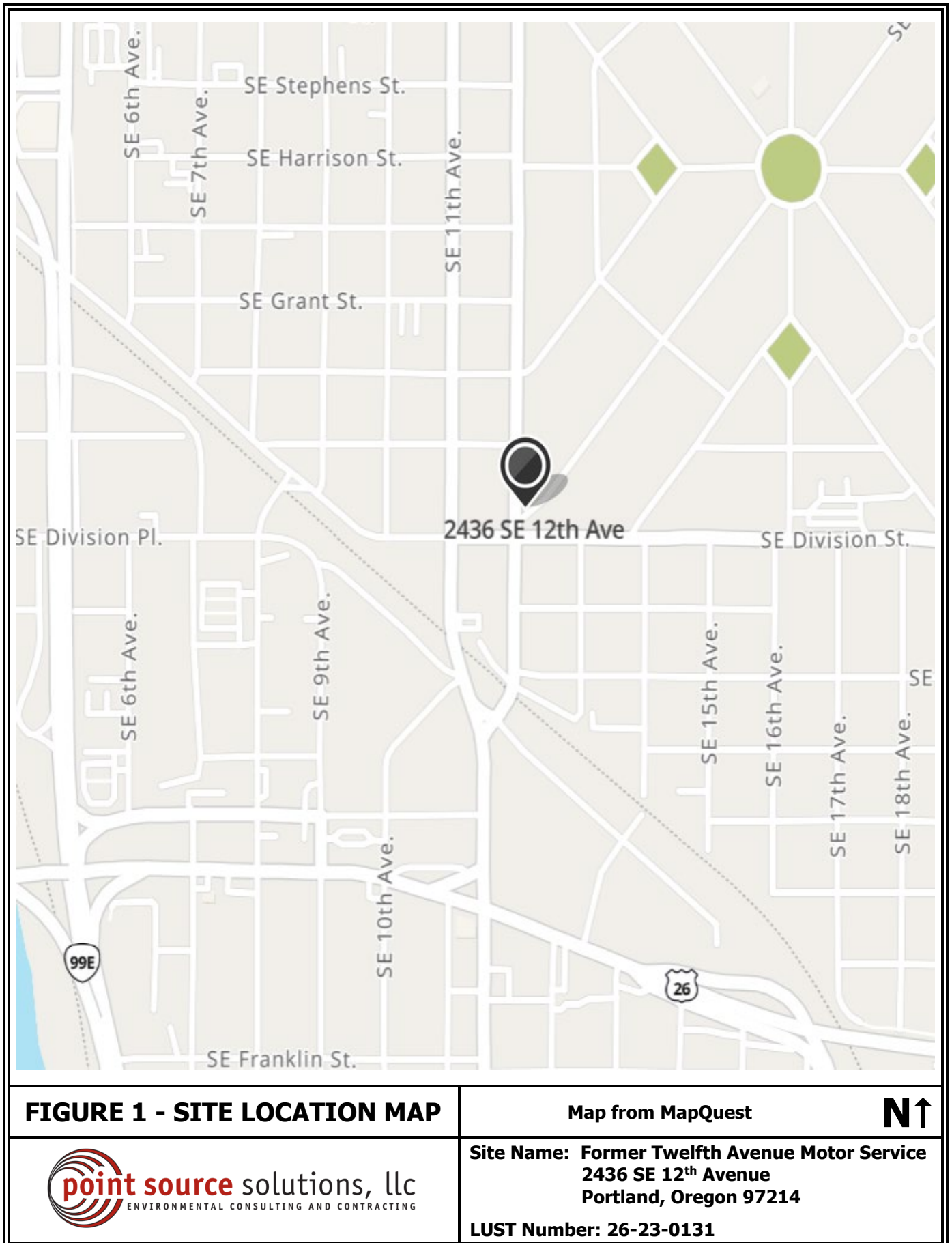
Reviewed By:

Jeff Jackman  
Environmental Professional

Point Source Solutions, LLC  
5317 NE St Johns Rd, Suite D  
Vancouver, Washington 98661  
Phone: 503.236.5885

## FIGURES







**FIGURE 2 - TOPOGRAPHIC MAP**

Source: USGS 7.5 Minute Topographic Map  
Portland, OR Quadrangle 1990

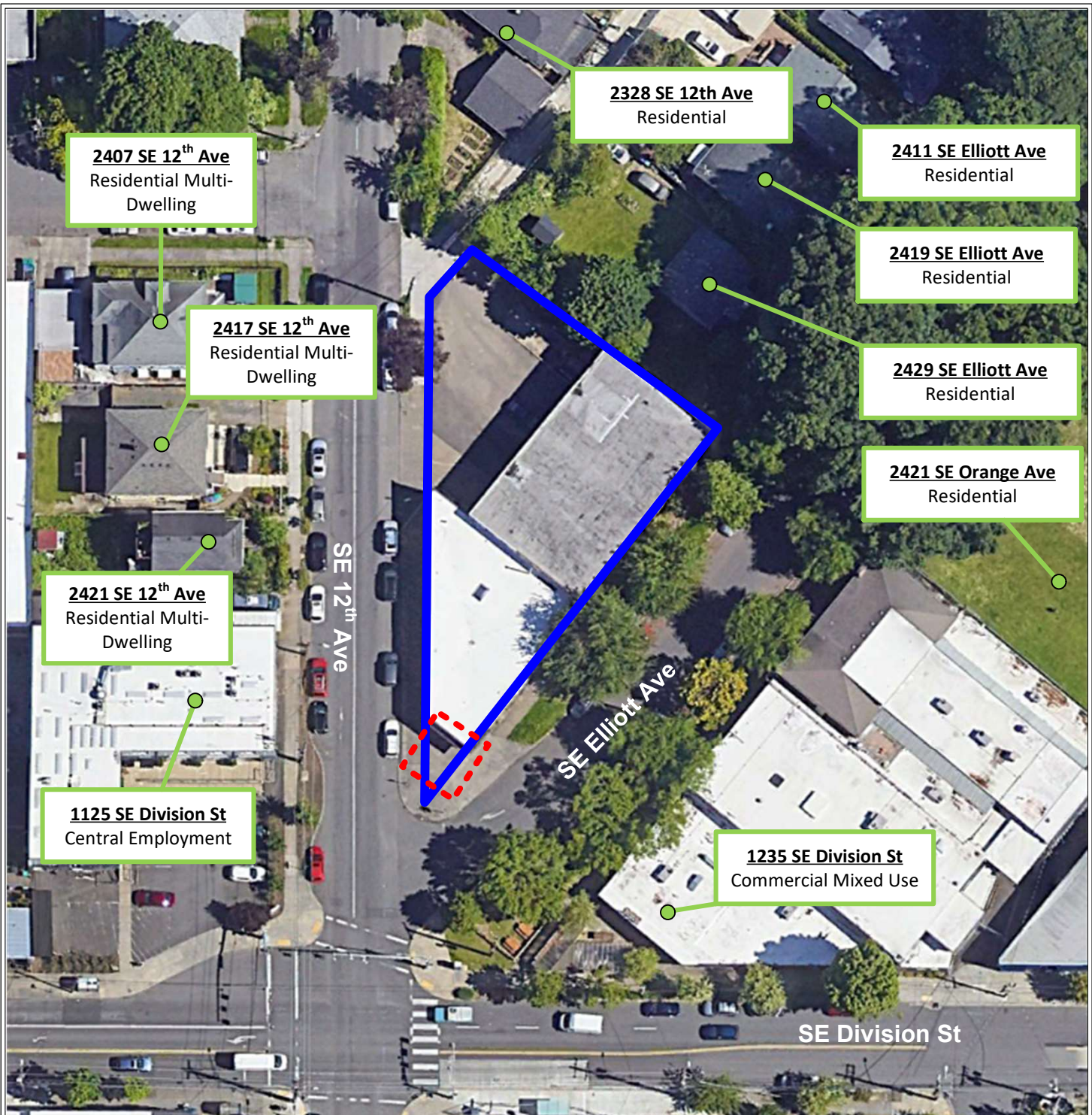
**N↑**



**Site Name: Commercial Property**  
**2436 SE 12<sup>th</sup> Avenue**  
**Portland, Oregon 97214**

**LUST Number: 26-23-0131**





**FIGURE 3 - SITE PLAN**

Image From Google Earth  
(2022)



● Adjacent Property

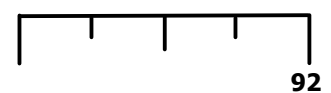


Former Service  
Station UST  
Location



Site Boundary

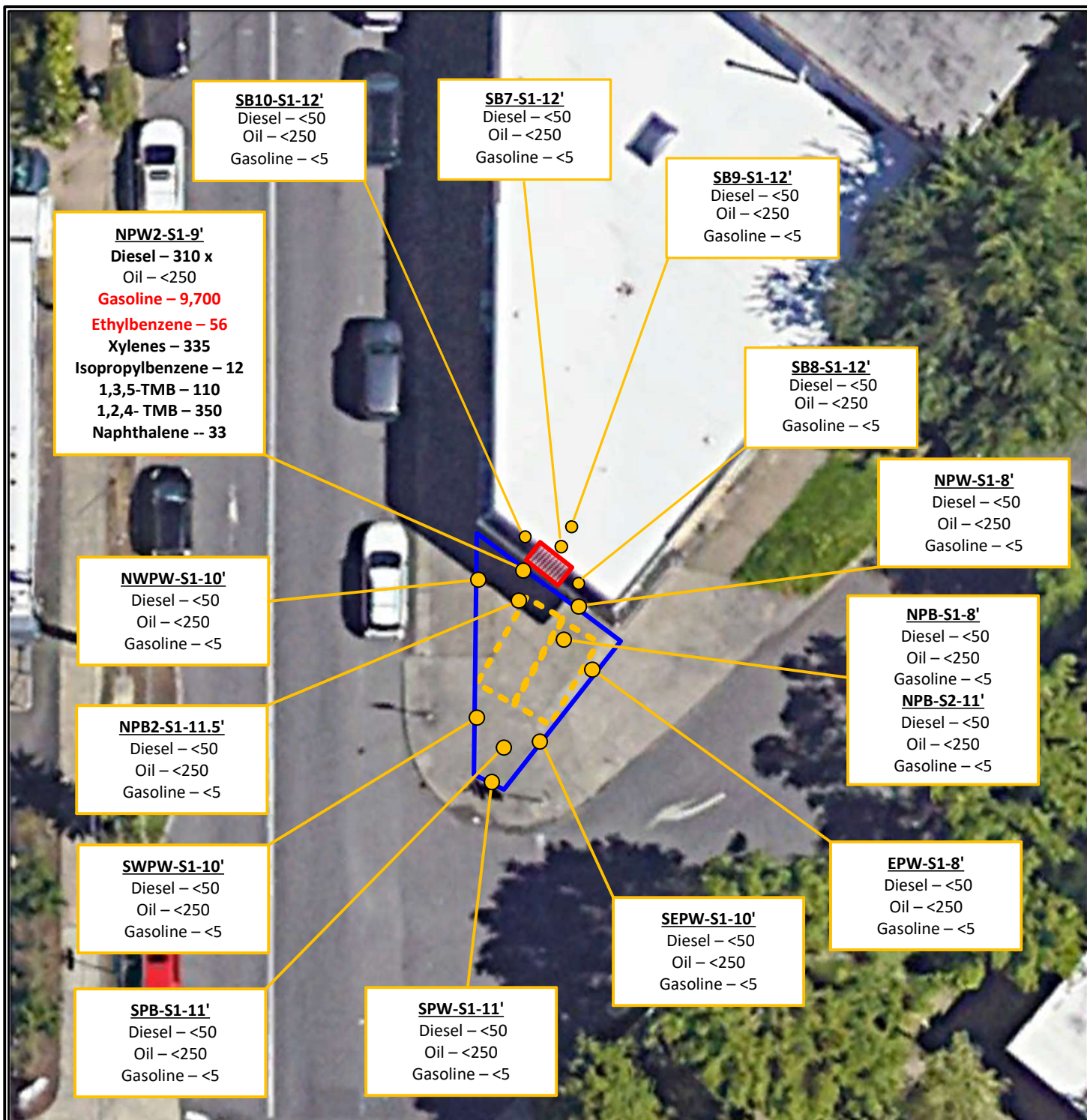
**Scale in Feet (Approximate)**



**Site Name: Former Twelfth Avenue Motor Service**  
**2436 SE 12<sup>th</sup> Avenue**  
**Portland, OR 97214**

**LUST Number: 26-23-0131**





**FIGURE 4: SOIL SAMPLE LOCATION DIAGRAM & SOIL PLUME MAP**

Aerial Imagery from  
Google Earth (2022)



**Notes:**

- Soil results in mg/kg
- X = sample chromatographic pattern does not resemble the fuel standard used for quantitation
- Bold = detected above Laboratory MRLs
- RED = exceeds applicable ODEQ screening level

● Soil Sample Location

Former 1,000 gallon UST

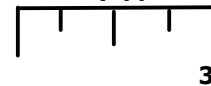
**Scale in Feet (Approximate)**



Contaminated Soil Left In Place (8-11.5 ft bgs)



Approximate Boundary of Excavation



35



**Site Name: Former Twelfth Avenue Motor Service**  
**2436 SE 12<sup>th</sup> Avenue**  
**Portland, Oregon 97214**

**LUST Number: 26-23-0131**