

REHABILITATING FORMER LUMBER MILL BROWNFIELD

The Story

The site was occupied by a former lumber mill used for wood products processing from the early 1900s through the 1980s, and was operated as a construction company yard until the mid 2000s. A historical log pond was located on the site. It was created around 1950 and filled in with wood and rocks in the 1970s. The site had an office building, a shop, and two small outbuildings associated with a steam cleaning pad (the former log deck) and scale house. The site also had a fueling area east of the shop and petroleum releases associated with underground storage tanks (USTs). The site had been listed in the EPA Brownfields program.

The Challenge

Legacy contamination at a former, backfilled log pond decreased the probability of an industrial-zoned property to be developed to its fullest potential. The previous owner and purchaser both had limited funds to address contamination and conduct the site redevelopment issues.



How We Helped

- Prepared Phase I environmental site assessment (ESA) report.
- Worked with geotechnical company to screen test-pit soils for evidence of contamination.
- Oversaw UST decommissioning activities, including confirming all regulatory reporting requirements were met.
- Reviewed Phase II ESA work plan proposed by DEQ and its consultant to ensure client's requirements were achieved.
- Oversaw Phase II ESA field work.
- Ensured all potential areas of contamination were properly addressed and the Phase II ESA protected our client.
- Prepared reports required by the Brownfields program on a fast track timeline, enabling client to secure program funding in a timely fashion.
- Oversaw removal of log pond in areas of known or suspected contamination.
- Provided technical assistance to identify cost-effective requests and comparable bid documents, sub-consultant costs, and other contaminated-property transaction issues.
- Worked with the former owner, regulators, the client, and the client's subcontractors to efficiently remove limited areas of contamination on the property and to ensure the client's goals were met.

Investigation and Cleanup

C+BEC assisted the client with Phase I ESA, UST decommissioning oversight, petroleum-contaminated soil removal, Phase II ESA oversight, and Brownfields reporting (e.g., Analysis of Brownfield Cleanup Alternatives [ABCA]) activities before, during, and after the purchase of the site. C+BEC also teamed with the former property owner, with the client's approval, to oversee petroleum removal activities. This allowed the client and the former owner to minimize remediation and oversight costs.

The site underwent multiple environmental and geotechnical studies and minor clean-up activities in 2014 and 2015. It was given a No Further Action (NFA) determination by the DEQ in December 2014, as no hazardous material was found on site. Due to a potential impact of the former log pond's leachate (specifically iron and manganese) to surface waters, the client removed 13,000 to 15,000 cubic yards of wood waste from the former log pond area. The ABCA analysis determined the excavation of the log pond and log deck area, with on-site screening and eventually off-site reuse of mulch material, was the preferred remedial alternative.

Results and Benefits

The client now has a development-ready site for future tenants or buyers, bringing jobs to the community. The former log-pond leachate will not impact nearby surface water bodies.

**Call or visit us online.
We're here to help.**



503-819-2835

Jill@ColesandBetts.com

ColesandBetts.com

**Oregon Registered Geologist / Washington
Licensed Geologist and Hydrogeologist
Oregon Certified WBE/ESB (#9834)**



**Follow Jill Betts on
Instagram @theschist**