



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5696

March 7, 2024

Bill Place
PO Box 67199
Portland, OR 97268

RE: No Further Action Determination
for 13844 SE McLoughlin Blvd site, Milwaukie
LUST #03-23-0858

Bill Place:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 13844 SE McLoughlin Blvd site, including the closure report entitled *Underground Storage Tank Decommissioning and Risk-Based Decision Making Report* dated January 23, 2024, which was submitted to DEQ by Alpha Environmental on your behalf. The 13844 SE McLoughlin Blvd site address is 13844 Southeast McLoughlin Boulevard in Milwaukie, Oregon, Tax Lot 21E01CA02800.

DEQ has determined that remedial action to address environmental contamination at 13844 SE McLoughlin Blvd site is complete, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them including the following:

- The property was reportedly occupied by a gasoline service station between the 1940s and 1960s. The property is currently occupied by Cascadia Motors, a used car dealership.
- Two 1,000-gallon underground storage tanks (USTs) were identified in the southwestern corner of the property and were decommissioned on December 20, 2023. Approximately 750 gallons of fuel and water was observed in each tank during the decommissioning process. The tanks were cut open and cleaned prior to being filled with controlled density fill (CDF). The former dispenser island and piping associated with the tanks were located north of the UST basin.
- Ten soil samples were collected near the tanks, piping, and former dispensers. The samples ranged in collected depths from 7 to 10 feet below ground surface (bgs) near the tanks and 2.5 to 4.5 feet bgs near the piping and former dispensers. Soil borings near the tanks encountered refusal at depth; however, because the area is sloped, drilling refusal varied from 9 feet bgs near the north ends of the USTs to 10 feet bgs near the south ends.
- Nine of the samples were initially analyzed using method TPH-HCID, which indicated detections of total petroleum hydrocarbons as diesel (TPHd) and total petroleum hydrocarbons as heavy oil (TPHo) in three samples collected by the tanks. No total petroleum hydrocarbons as gasoline (TPHg), TPHd, or TPHo were detected in the samples collected from near the piping or former dispenser.
- The three samples with detections and one sample with limited volume were analyzed for TPHd, TPHg, and TPHo. TPHd was detected in three samples ranging in concentrations from 184 to 1,170 milligrams per kilogram (mg/kg); TPHo was detected in two samples at concentrations of 104 mg/kg and 679 mg/kg; and TPHg was detected in one sample at a concentration of 21.9 mg/kg.
- The highest TPHd concentration was detected in the soil sample collected from the north end of the western tank. This sample was further analyzed for volatile organic compounds (VOCs) and

polycyclic aromatic hydrocarbons (PAHs). No analytes were detected above the laboratory reporting limits except for fluorene at 0.74 mg/kg and phenanthrene at 0.806 mg/kg.

- Three additional soil samples were collected on January 4, 2024, to further delineate the soil contamination laterally. The soil samples were collected at 9 feet bgs and did not contain detectable concentrations of TPHd, TPHg, or TPHo.
- The property and surrounding areas are zoned for commercial or residential use; however, the site is entirely paved. Based on the depth of contamination greater than three feet bgs, the potential receptors at the site are construction or excavation workers.
- Local groundwater is anticipated to be about 10 feet bgs and to flow towards the northwest. The property and surrounding area is supplied drinking water by the municipal water system. A water well query was conducted for water wells within 1,000 feet of the site. One water supply well was identified approximately 800 feet west of the site but had a static water depth of approximately 150 feet bgs. As a result, site groundwater has no current or likely future beneficial use as drinking water.
- The site is devoid of habitat. The nearest surface water body is a tributary of Kellogg Creek, located approximately 1,800 feet northwest of the site. Based on the depth and low concentrations in the soil, ecological receptors in the area are unlikely to be impacted.
- No ecological or human health risks were identified because all impacted soil and groundwater contain concentrations below applicable RBCs.

Based on the available information, soil conditions at the 13844 SE McLoughlin Blvd site is currently protective of public health and the environment in accordance with Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes in site development or land and water uses, or more contamination is discovered. DEQ will update the Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state, and federal regulations.

A copy of the Alpha Environmental closure report supporting this No Further Action decision can be viewed [here](#). DEQ recommends keeping a copy of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Rebecca Digiustino at (503) 926-2257 or via email at rebecca.digiustino@deq.oregon.gov.

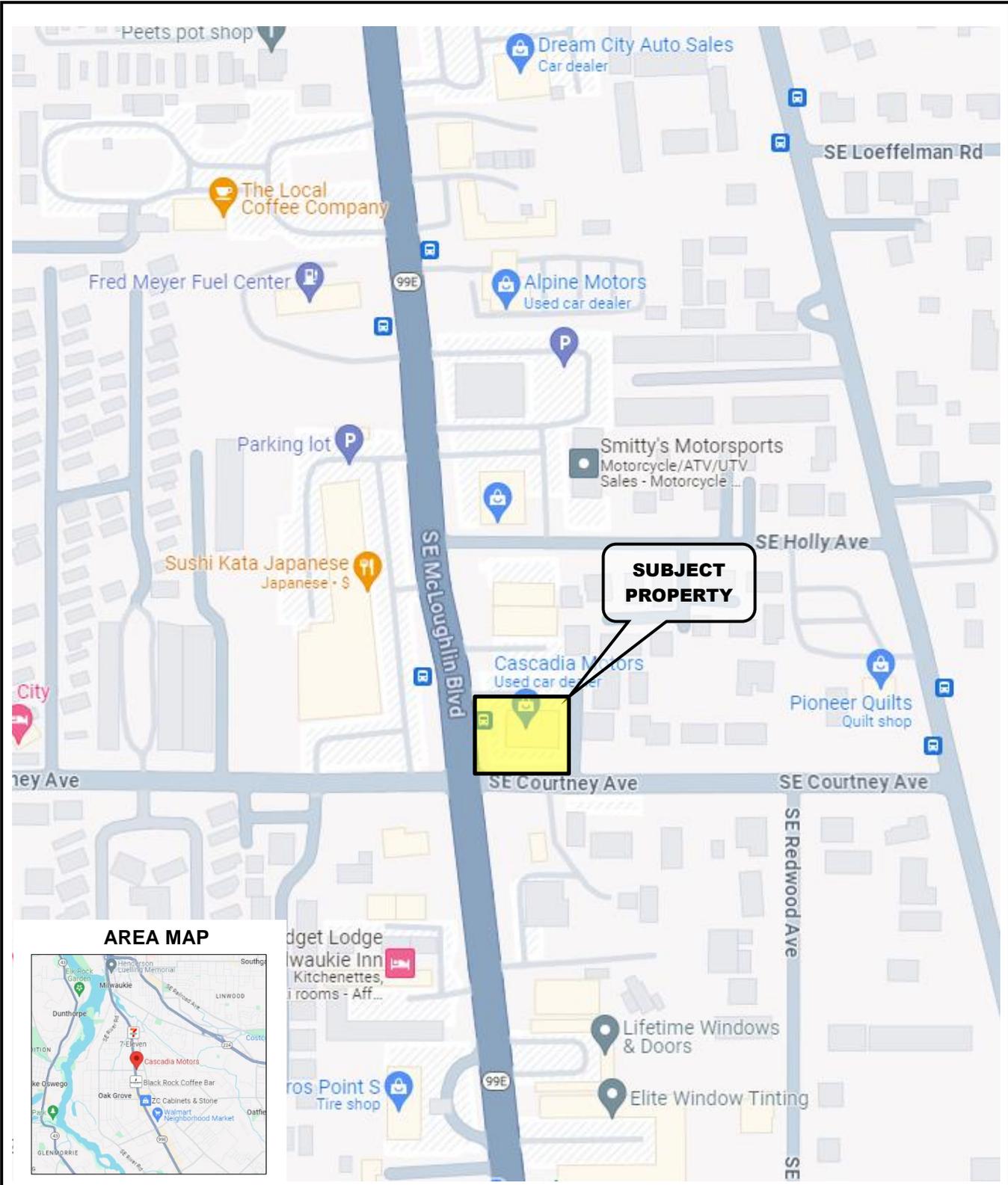
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment(s): Site Vicinity Map
Site Overview Map
Impact Delineation Map

cc: Jim Cooper, Alpha
LUST #03-23-0858 File



SOURCE: Google Maps

DRAWING NOT TO SCALE



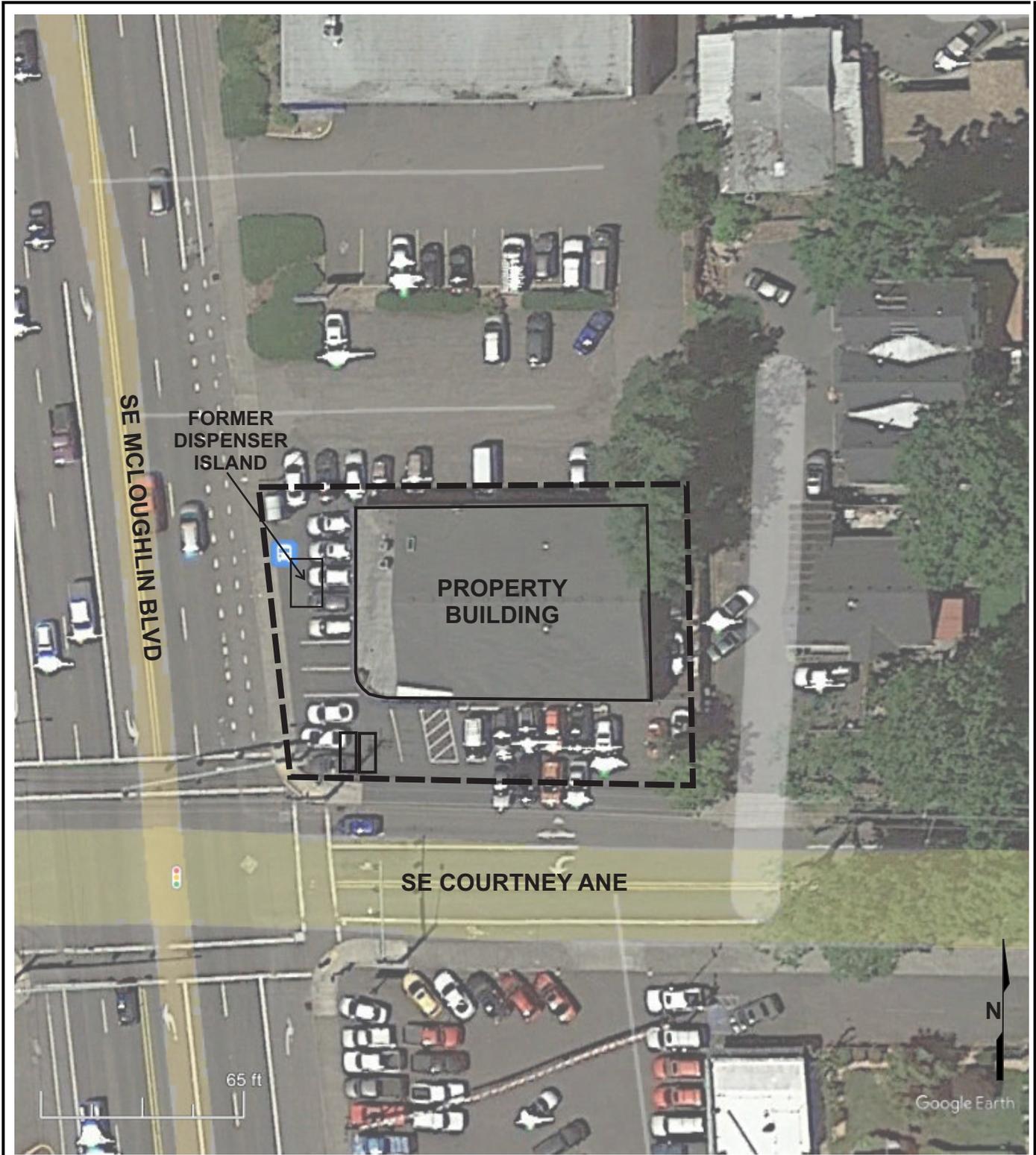
11080 SW ALLEN BLVD, STE 100
 BEAVERTON, OREGON 97005
 (503) 292-5346

FIGURE 1: SITE VICINITY MAP

13844 SE MCLOUGHLIN BLVD
 MILWAUKIE, OREGON 97222

PROJECT NO: 23-57854





LEGEND

-  TANK LOCATIONS
-  PROPERTY BOUNDARY

FIGURE 2: SITE OVERVIEW MAP

13844 SE MCLOUGHLIN BLVD
MILWAUKIE, OREGON 97222

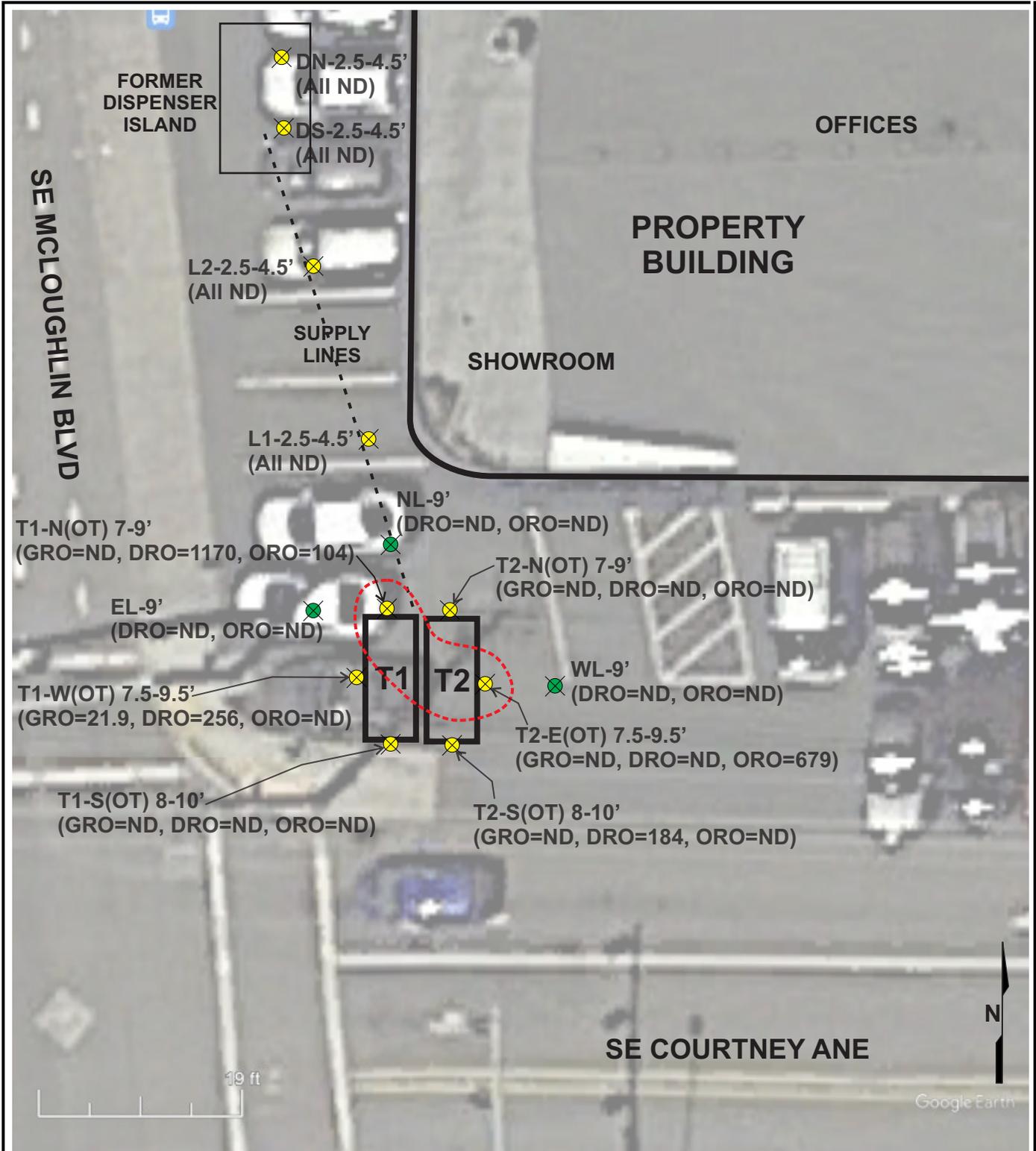
NOTES

MAP SYMBOLS DENOTE LOCATIONS AND MAY NOT BE TO SCALE
GOOGLE MAPS BASE IMAGE MAY BE SKEWED BY SATELLITE POSITION



11080 SW ALLEN BLVD, STE 100
BEAVERTON, OREGON 97005
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PROJECT NO: 23-57857



LEGEND SOIL SAMPLE LOCATIONS (DETECTIONS SHOWN IN PPM) GRO = GASOLINE RANGE ORGANICS DRO = DIESEL RANGE ORGANICS ORO = OIL RANGE ORGANICS LATERAL DELINEATION SAMPLE LOCATIONS DRO = DIESEL RANGE ORGANICS ORO = OIL RANGE ORGANICS DRO/ORO SOIL DELINEATION ABOVE 500 PPM	FIGURE 3: IMPACT DELINEATION MAP	
	13844 SE MCLOUGHLIN BLVD MILWAUKIE, OREGON 97222	
	NOTES MAP SYMBOLS DENOTE LOCATIONS AND MAY NOT BE TO SCALE GOOGLE MAPS BASE IMAGE MAY BE SKEWED BY SATELLITE POSITION	 11080 SW ALLEN BLVD, STE 100 BEAVERTON, OREGON 97005 (503) 292-5346
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