



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

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Portland, OR 97232

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TTY 711

September 11, 2023

Aaron Wigod

Vancouver Avenue Apartments, LLC

30050 SW Town Loop West, Suite 200

Wilsonville, OR 97070-7596

RE: No Further Action Determination
for Adaptive Development Property in Portland
LUST #26-13-1037

Dear Aaron Wigod,

The Oregon Department of Environmental Quality (DEQ) has completed a review of available file information for the Adaptive Development Property in Portland, including the *Vapor Mitigation System Installation and Monitoring Report* dated December 23, 2020, which was submitted to DEQ by Hahn & Associates on your behalf. The Adaptive Development Property address is 3956 North Vancouver Avenue, Tax Lot 1N1E22DC-01100.

DEQ has determined that remedial action to address environmental contamination at the Adaptive Development Property 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, and as more fully described in DEQ's Staff Memo dated November 28, 2022:

- The north half of the site was developed with auto fueling and repair facilities from 1930 until at least 1950. Shepler Refrigeration constructed storage buildings at the site in 1966 and 1975.
- A 675-gallon residential heating oil tank (HOT) was decommissioned in-place at the south end of the site in July 2004. The decommissioning was certified in March 2005.
- Sampling at the north end of the site in August 2008 identified gasoline and volatile organic compounds (VOCs) in the soils. A second investigation in May 2013 found only a limited extent of soil and soil gas contamination at the site.
- In July 2015, DEQ approved a plan to install a vapor barrier and a sub-slab vapor mitigation system beneath new construction (a five-story urban residential building) at the site.
- The existing site structures (two storage buildings and a residence) were demolished in 2016.
- In January 2017, three 675-gallon capacity underground storage tanks (USTs) were discovered at the north end of the site. The USTs were decommissioned by removal.
- Two additional 675-gallon USTs were discovered in the same area in February 2017. The USTs were removed, along with about 209 tons of petroleum-contaminated soils.
- The sub-slab mitigation system and vapor barrier were installed in late 2017. An additional 107 tons of PCS were removed from the site during building construction in the Spring of 2018.

- Three vapor monitoring ports were connected to the mitigation system piping. Vapor samples were collected from the ports in October 2019, March 2022, and September 2022 and analyzed for gasoline and VOCs.
- Vapor concentrations were below DEQ's risk-based concentrations (RBCs) for urban residential exposures in all three rounds of sampling.
- Residual concentrations of contaminants in soils are too limited in extent to pose unacceptable direct contact risks to construction and excavation workers.
- Groundwater is estimated to be 135 feet below ground surface at the site and is not known or suspected to be impacted by contamination from the site.
- The site is located in an urban area, and residual soil contamination is completely capped by the new building. No significant ecological habitat is present in the area.

Based on the available information, soil and soil gas conditions at the Adaptive Development Property are 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.

Copies of the *Vapor Mitigation System* report from Hahn & Associates and DEQ's Staff Memo supporting this No Further Action decision can viewed on [DEQ's LUST database](#). DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Kevin Dana at 503-229-5369, or via email at kevin.dana@deq.oregon.gov.

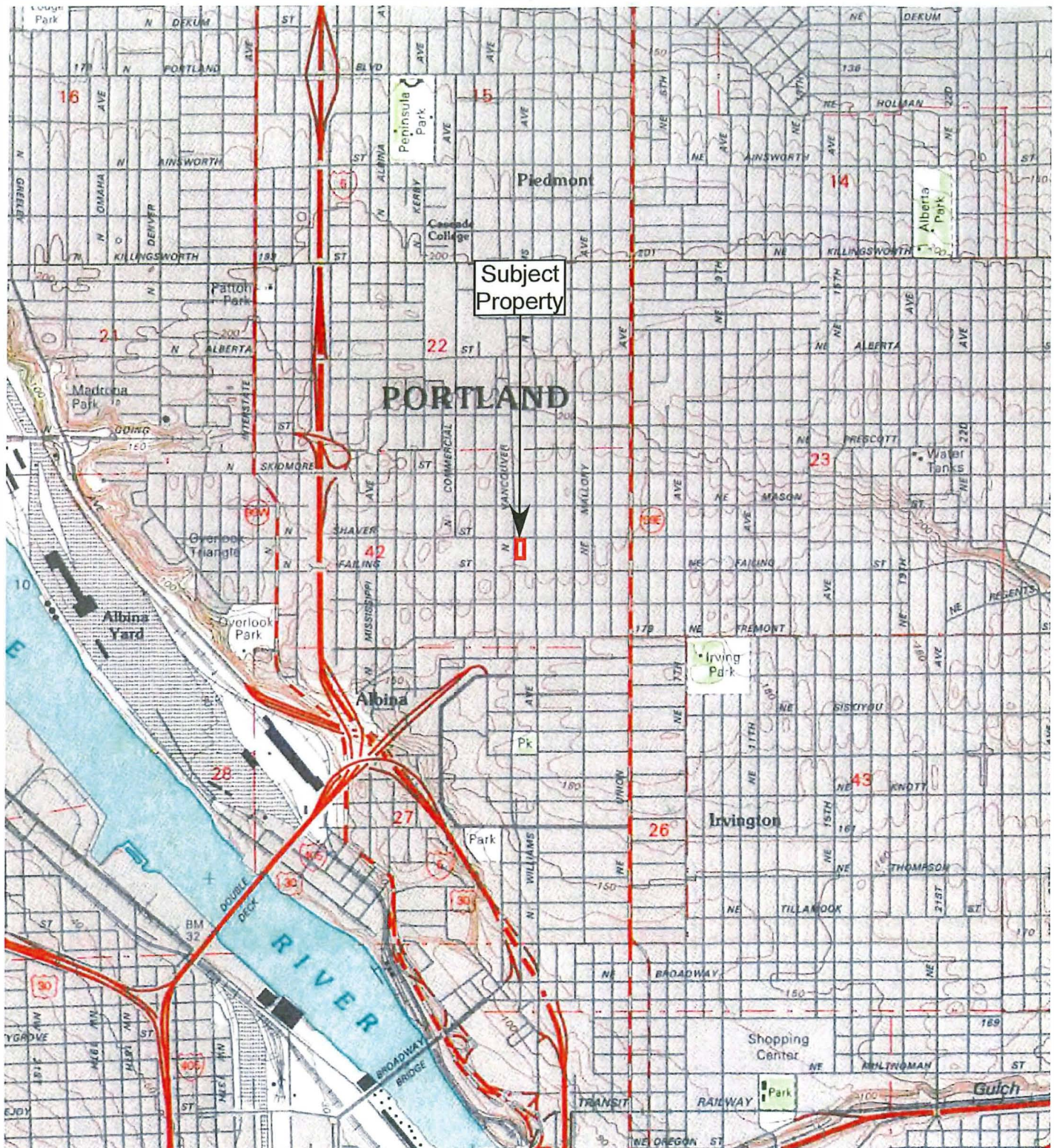
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Site Maps

cc: Steve Evans, HAI
LUST #26-13-1037 File



Note:
Base Map from the Portland, Oregon (1995)
USGS 7.5-Minute Quadrangle
Contour Interval: 10 Feet



0 1000 2000 4000
1"=2000'
Scale in Feet

FIGURE 1 Location Map

Vapor Mitigation System Installation and
Monitoring Report
3956 N Vancouver Avenue
Portland, Oregon

HAHN AND ASSOCIATES, INC.
Project No. 8705

December 2020



Figure 2

