



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
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Portland, OR 97232
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October 3, 2023

SPI Investments, LLC
Attn: Ralph House
P.O. Box 2517
Gresham, Oregon 97030

RE: No Further Action Determination
for 710 NE Cleveland Ave property, Gresham, Oregon
LUST No. 26-21-0528

Dear Mr. House:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 710 NE Cleveland Ave property, including the closure report entitled *Underground Storage Tank Closure Report* dated July 28, 2021, which was prepared by Soil Solutions Environmental Services. The 710 NE Cleveland Ave property address is 710 Northeast Cleveland Avenue in Gresham, Oregon, also described as Tax Lot 01700 on Multnomah County Map 1S3E10AB.

DEQ has determined that remedial action to address environmental contamination at the 710 NE Cleveland Ave 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:

- The property is developed with a 19,536-square foot warehouse that was constructed in 1959.
- On May 27, 2021, three soil samples were collected near the underground storage tank (UST) during a Phase II environmental site assessment (ESA). Two soil samples were collected approximately 6 feet below ground surface (bgs) from soil borings advanced at the east and west ends of the UST (ETE and WTE, respectively) and one soil sample was collected approximately 10 feet bgs from the WTE boring. A diesel-range organics (DRO) concentration of 88 milligrams per kilogram (mg/kg) was detected in the WTE soil sample at 6 feet bgs, which does not exceed the most stringent Soil Matrix Cleanup Level of 100 mg/kg.
- Two groundwater samples were also collected during the Phase II ESA. One groundwater sample was collected from the location of the WTE soil sample, and one water sample was collected from the suspected former UST excavation. Both water samples did not contain detectable concentrations of petroleum hydrocarbons.
- In July 2021, the approximately 675-gallon UST was decommissioned by removal from the northeast corner of the building. The tank was laying in an east-west orientation with the top of the tank buried 1.5 feet bgs and the bottom of the tank at 5.2 feet bgs.
- One soil sample was collected at 1.3 feet bgs near the fill port, which showed visible signs of diesel-contamination. The soil sample contained a DRO concentration of 2,000 mg/kg.

- A total of 10.17 tons of petroleum contaminated soil was excavated from around the UST and disposed of at the Hillsboro Landfill.
- Two confirmation soil samples were collected from the east and west ends of the excavation at 1.7 feet bgs and 1.6 feet bgs, respectively. Both samples did not contain detectable concentrations of DRO or residual oil-range organics (RRO).
- The property is reasonably likely to continue use as a mixed-use warehouse in the future.
- During the Phase II ESA, groundwater was encountered at approximately 10 feet bgs. The property and surrounding areas are supplied drinking water by the municipal water system. The shallow groundwater beneath the site has no current or likely future beneficial use as a drinking water source.
- The site is devoid of habitat with the exception of minor landscaping. The nearest surface water body is Johnson Creek located approximately 0.6 miles to the southwest of the site. No ecological or human health risks were identified because all residual contaminated soil is less than the most stringent applicable Soil Matrix Cleanup Level.

Based on the available information, soil conditions at 710 NE Cleveland Ave property are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, 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 has updated the Leaking Underground Storage Tank (LUST) database to reflect this decision.

This letter only applies to the release 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 Soil Solutions Environmental Services closure report supporting this No Further Action decision can be viewed at the DEQ LUST database under LUST number [26-21-0528](#). DEQ recommends keeping a copy of all 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 Map

cc: Rebecca Digiustino, DEQ
Todd Sivertson, Property owner
LUST 26-21-0528 File

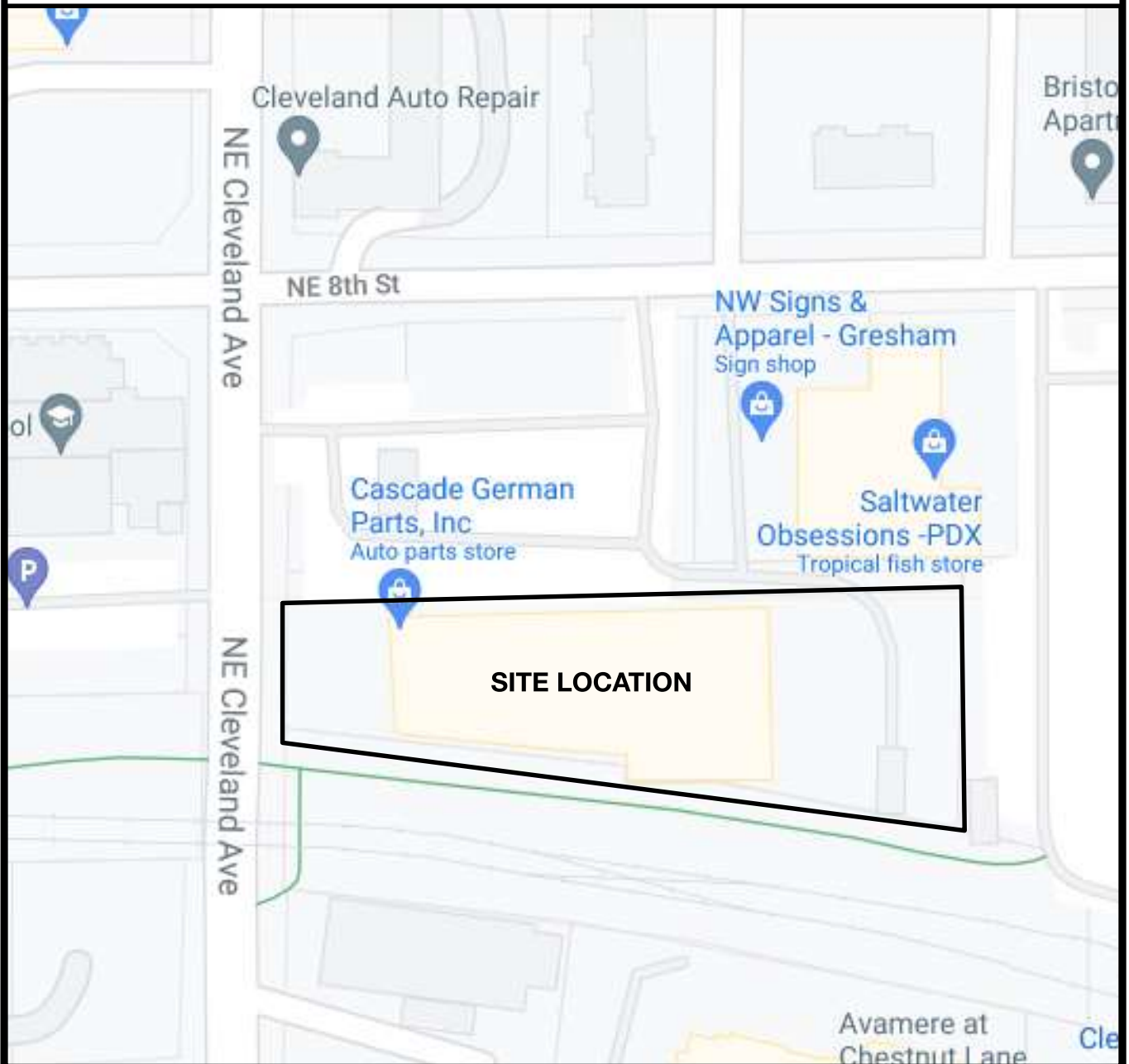


Figure 1:
Site Vicinity Map
710 NE Cleveland Avenue
Gresham, OR 97030
DEQ #26-21-0528

PROJECT:
SPI Investments

DATE: 7/27/21

0 |—————| 500 feet

