



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
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October 3, 2023

City of Lake Oswego Parks and Recreation
Attn: Bruce Powers
P.O. Box 369
Lake Oswego, OR 97034

RE: No Further Action Determination
for City of Lake Oswego
LUST No. 03-11-0744 and 03-23-0229

Dear Mr. Powers:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the City of Lake Oswego Municipal Golf Course, including the closure report entitled *Underground Storage Tank Decommissioning Report* (Report) dated April 2023, which was prepared by PBS Engineering and Environmental (PBS). The City of Lake Oswego site address is 17525 Stafford Road in Lake Oswego, Oregon also described as Tax Lot 600 on Clackamas County Map 21E16A.

DEQ has determined that remedial action to address environmental contamination at the City of Lake Oswego 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 site is developed as the Lake Oswego Municipal Golf Course. Currently the property is zoned as commercial land and is undergoing a planned renovation of the golf course by the Parks and Recreation Department of the City of Lake Oswego.
- In August 2011, a release of diesel was reported from a leaking turbine and the site was assigned Leaking Underground Storage Tank (LUST) incident number (#) 03-11-0744. The turbine was subsequently repaired, and a soil sample was collected from the area. The soil sample did not contain detectable concentrations of total petroleum hydrocarbons as diesel (TPH-D) or total petroleum hydrocarbons as heavy oil (TPH-O); however, a closure report was not submitted, and the incident was therefore not closed.
- On March 9, 2023, one 1,000-gallon gasoline underground storage tank (UST), one 1,000-gallon diesel UST, one fuel dispenser, and all associated piping were decommissioned and removed from the site. Both USTs appeared in good condition with little or no corrosion observed. The pea gravel and native soil underlying both USTs did not exhibit any field indications of contamination.
- A total of six soil samples were collected from beneath the former USTs, product line, and dispenser. The soil sample collected from beneath the dispenser contained a TPH-D concentration of 72.2 milligrams per kilogram (mg/kg), which does not exceed the most stringent Soil Matrix Cleanup Level of 100 mg/kg. The other soil samples did not contain detectable concentration of petroleum hydrocarbons. No groundwater was encountered during the decommissioning or sampling work.
- The dispenser soil sample was further analyzed for benzene, toluene, ethylbenzene, and total xylenes (BTEX) as well as polycyclic aromatic hydrocarbons (PAHs). Concentrations of phenanthrene and

pyrene were detected in the soil sample at 0.0146 mg/kg and 0.0117 mg/kg, respectively. BTEX were not detected in the sample.

- Initially, the dispenser soil contamination was assessed under the LUST #03-11-0744; however, based on the location of the contamination compared to the 2011 leaking turbine location, DEQ believed the soil impacts at the dispenser was a separate incident and issued LUST #03-23-0229. This No Further Action determination applies to both LUST #03-11-0744 and LUST #03-23-0229.
- Local groundwater is anticipated to be encountered at a depth less than 25 feet below ground surface (bgs). The nearest domestic well was identified to be 1,300 feet southwest of the Site and was drilled to a depth of 722 feet below ground surface. No groundwater wells were identified within a 500-foot-radius of the site. Additionally, the property and surrounding areas are supplied drinking water by the municipal water system, which sources its water from the Clackamas River, located more than 4.5 miles southeast of the site. Based on the limited depth of low-level soil contamination, contamination is unlikely to impact the groundwater. Additionally, the shallow groundwater has no current or likely future beneficial use as drinking water
- The nearest surface water body is an unnamed riverine located approximately 975 feet northwest of the former USTs. Due to the low concentrations in the soil left in the vicinity of the former dispenser, ecological receptors in the area are unlikely to be impacted.

Based on the available information, soil conditions at the City of Lake Oswego site 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 LUST database to reflect this decision.

This letter only applies to the releases 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 PBS closure report supporting this No Further Action decision can be viewed at the DEQ LUST database under LUST numbers [03-11-0744](#) or [03-23-0229](#). 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.

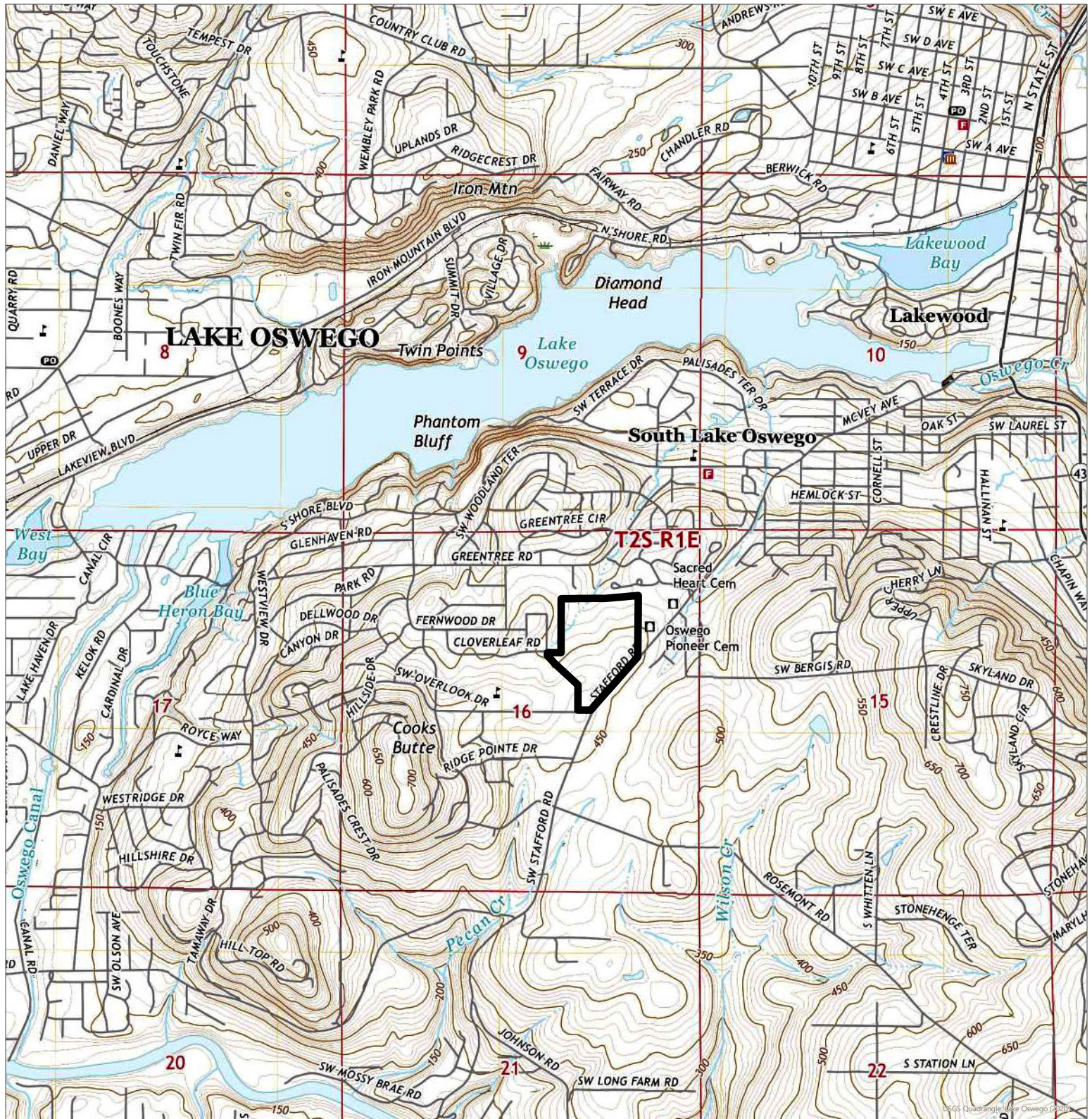
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment(s): Site Vicinity
Site Plan
Tank Detail

cc: Rebecca Digiustino, DEQ
LUST 03-11-0744 File



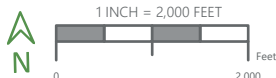
Site Vicinity

17525 SW Stafford Road, Lake Oswego,
Oregon

Date: April 2023 | Project: 24409.000

Figure: 1

 Approximate Site Boundary



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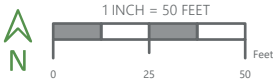
Site Plan

17525 SW Stafford Road, Lake Oswego, Oregon

Date: April 2023 | Project: 24409.000

Figure: 2

-  Approximate Excavation
-  Site Boundary



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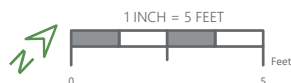
Tank Detail

17525 SW Stafford Road, Lake Oswego, Oregon

Date: April 2023 | Project: 24409.000

Figure: 3

- Samples
- Product Lines
- Tank
- Dispenser
- Approximate Excavation
- Site Boundary



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