



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5696
FAX (503) 229-6124
TTY 711

October 3, 2023

City of Milwaukie
Attn: Damien Farwell
10722 SE Main Street
Milwaukie, OR 97206

RE: No Further Action Determination
for City of Milwaukie
LUST No. 03-22-0783

Dear Mr. Farwell:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the City of Milwaukie Public Works Maintenance Yard, including the closure report entitled *UST Decommissioning and Risk-Based Closure Report - Revised* dated March 23, 2023, which was prepared by HydroCon Environmental, LLC (HydroCon). The City of Milwaukie site address is 6101 Southeast Johnson Creek Boulevard in Portland, Oregon also described as Tax Lot 200 on Clackamas County Map 12E30AD.

DEQ has determined that remedial action to address environmental contamination at the City of Milwaukie 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 was reportedly a former rock pit that was backfilled with undocumented fill. The site was developed by the City of Milwaukie in 1989 as a maintenance yard with storage warehouse buildings. The underground storage tanks (USTs) and fuel dispensers were installed in 1990. Currently the property is zoned as light industrial and is used as a maintenance yard for the City of Milwaukie. The property is reasonably likely to continue use for occupational purposes in the future.
- On September 27, 2022, one 5,000-gallon gasoline UST, one 2,000-gallon diesel UST, and three fuel dispensers were decommissioned and removed from the site. Both USTs appeared in good condition with little or no corrosion observed. Soil underlying both USTs did not exhibit any field indications of contamination, including visual or olfactory observations.
- A total of 11 compliance soil samples were collected from beneath the USTs, product lines, and former dispensers. No groundwater was encountered during the decommissioning or sampling work.
- Four soil samples contained detectable concentrations of diesel-range petroleum hydrocarbons (DRPH) and/or oil-range petroleum hydrocarbons (ORPH), which ranged in concentrations from 22 milligrams per kilogram (mg/kg) to 291 mg/kg and 158 mg/kg to 991 mg/kg, respectively. All detected concentrations of DRPH and ORPH were below occupational, construction, and excavation worker risk-based concentrations (RBCs) for soil ingestion, dermal contact, and inhalation as well as the occupational worker RBCs for volatilization to outdoor air and vapor intrusion into buildings.

- The soil sample with the highest ORPH was further analyzed for volatile organic compounds (VOCs), polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs), and metals. Concentrations of several PAHs and metals were detected in the soil sample but were below their respective, applicable RBCs. VOCs and PCBs were not detected in the sample.
- Local groundwater is anticipated to be encountered at approximately 18 feet below ground surface (bgs). The nearest down-gradient domestic well was identified to be 1,700 feet west of the Site and 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 Troutdale Gravel Aquifer located more than 200 feet bgs. Based on the limited depth of low-level soil contamination, site contamination is unlikely to impact the groundwater and the groundwater has no current or likely future beneficial use as drinking water.
- The site is devoid of habitat with the exception of minor landscaping. The nearest surface water body is Johnson Creek located approximately 550 feet south of the site. Because the low concentrations are covered by pavement, ecological receptors in the area are unlikely to be impacted.

Based on the available information, soil conditions at the City of Milwaukie 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 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 HydroCon closure report supporting this No Further Action decision can be viewed at the DEQ LUST database under LUST number [03-22-0783](#). 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.

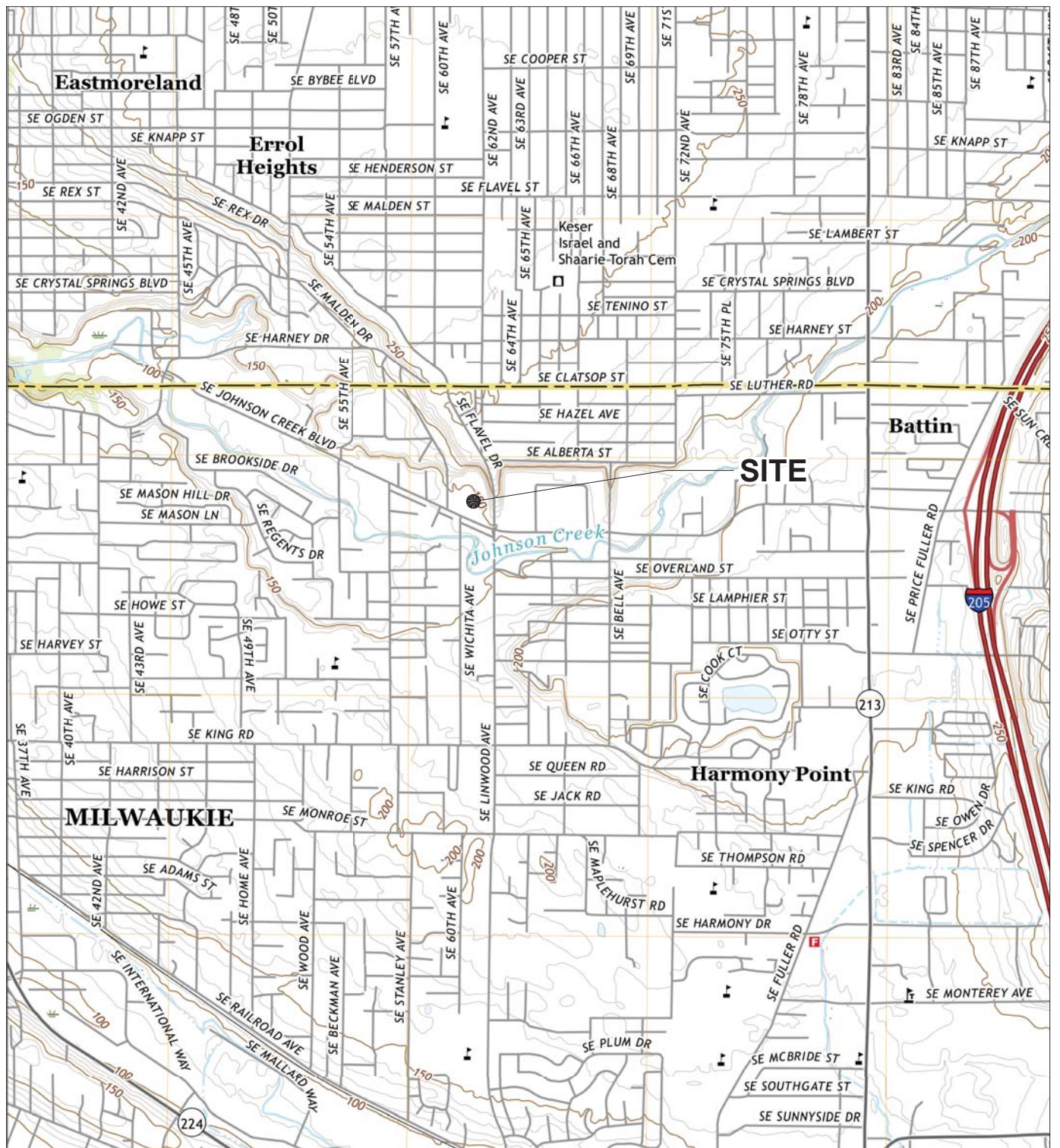
Sincerely,



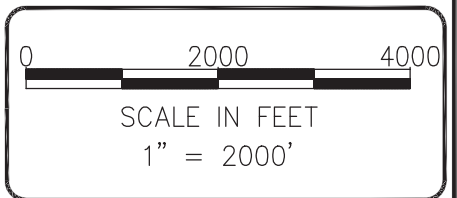
Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment(s): Site Location Map
Soil Sampling

cc: Rebecca Digiustino, DEQ
LUST 03-22-0783 File



NOTE(S):
GLADSTONE QUADRANGLE,
OREGON
7.5 MINUTE SERIES (TOPOGRAPHIC)

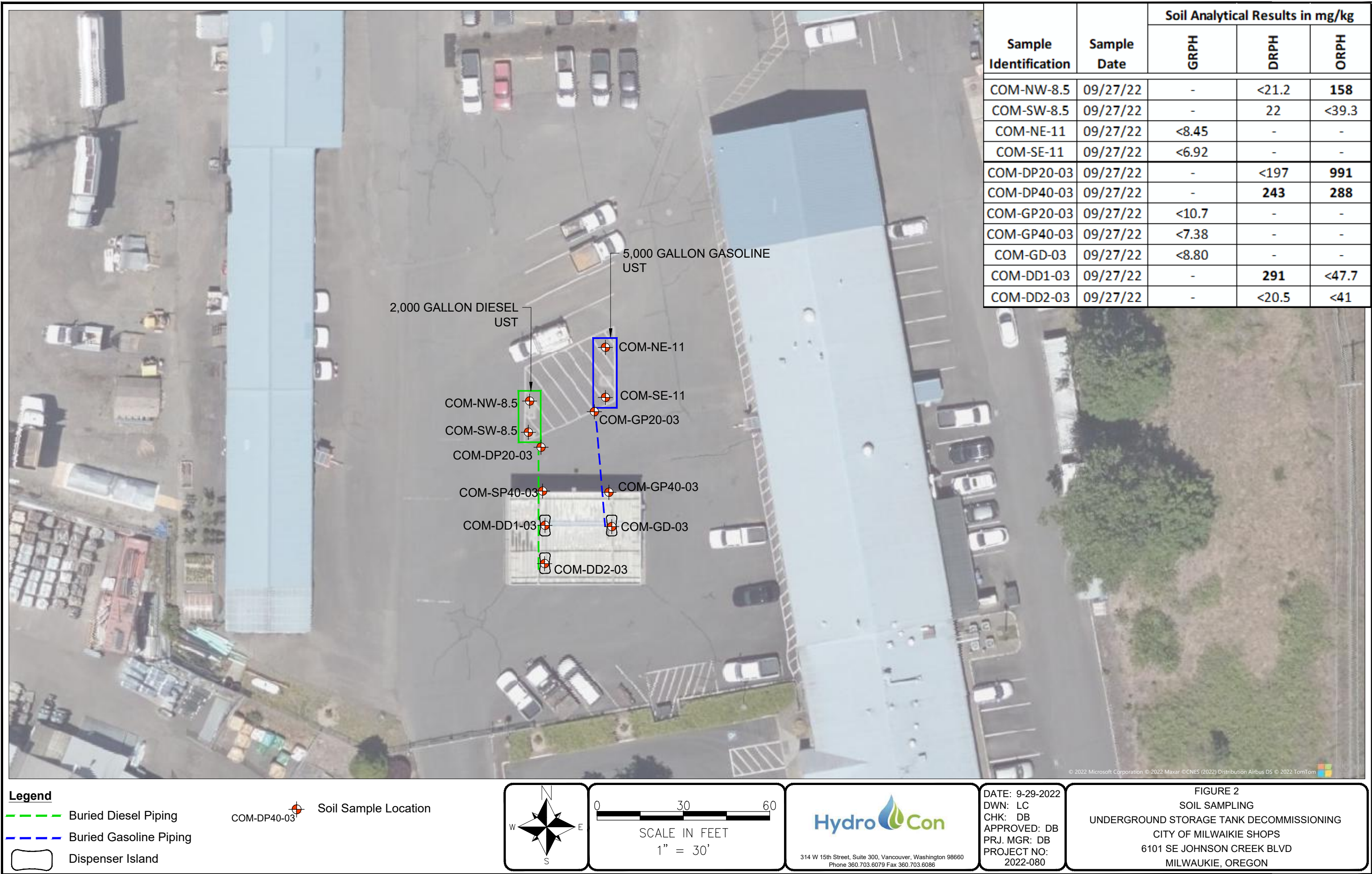


314 W 15th Street, Suite 300, Vancouver, Washington 98660
Phone 360.703.6079 Fax 360.703.6086

DATE: 9-29-2022
DWN: LC
CHK: DB
APPROVED: DB
PRJ. MGR: DB
PROJECT NO:
2022-080

FIGURE 1
SITE LOCATION MAP
UNDERGROUND STORAGE TANK DECOMMISSIONING
CITY OF MILWAUKIE SHOPS
6101 SE JOHNSON CREEK BLVD
MILWAUKIE, OREGON

C:\Users\Lindsey\Desktop\HydroCon\TEMP\PHASE 1 Figures\2022-080 Milwaukie UST.dwg



Sample Identification	Sample Date	Soil Analytical Results in mg/kg		
		GRPH	DRPH	ORPH
COM-NW-8.5	09/27/22	-	<21.2	158
COM-SW-8.5	09/27/22	-	22	<39.3
COM-NE-11	09/27/22	<8.45	-	-
COM-SE-11	09/27/22	<6.92	-	-
COM-DP20-03	09/27/22	-	<197	991
COM-DP40-03	09/27/22	-	243	288
COM-GP20-03	09/27/22	<10.7	-	-
COM-GP40-03	09/27/22	<7.38	-	-
COM-GD-03	09/27/22	<8.80	-	-
COM-DD1-03	09/27/22	-	291	<47.7
COM-DD2-03	09/27/22	-	<20.5	<41