



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

September 18, 2023

Paul M. Bergh
Fore M Properties, LLC
2968 SE Laura Ave.
Gresham, OR 97080-9296

RE: No Further Action Determination
for Fore M Properties LLC in Gresham
LUST #26-22-0139

Paul M. Bergh:

The Oregon Department of Environmental Quality (DEQ) has completed a review of available file information for the Fore M Properties LLC site/property in Gresham, including the *Underground Storage Tank Decommissioning Report* prepared by Environmental Works on your behalf, which DEQ received on May 17, 2023. The Fore M Properties LLC address is 28926 SE Chase Road, Tax Lot 1S4E18CD-00100.

DEQ has determined that remedial action to address environmental contamination at the Fore M Properties LLC 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 a 15.17-acre rural property on the outskirts of Gresham. A 660-gallon underground storage tank (UST) was present between the on-site residence and a detached garage in the northwest corner of the property.
- Approximately four (4) gallons of sludge and 121 gallons of water were removed from the UST in February 2022 and shipped off-site for recycling and disposal.
- Soil samples were collected from the east and west ends of the UST at depths of 67 inches below ground surface (bgs). Gasoline- and diesel-range hydrocarbons were detected in the east soil sample, at concentrations of 12,800 parts per million (ppm) and 790 ppm, respectively. The laboratory indicated that the diesel detection was due to overlap from the gasoline.
- A release of gasoline and heating oil to the soil was reported to DEQ on February 25, 2022.
- The UST was decommissioned by removal on March 18, 2022.
- Almost 150 tons of soils were excavated from around the UST and shipped to the Hillsboro Landfill for disposal.
- Confirmation soil samples were collected from three points in the tank excavation pit: the east pit bottom at a depth of 17 feet bgs, the west pit bottom at 15 feet bgs, and the east pit wall at 11 feet bgs.
- Gasoline was detected in the east pit wall at a concentration of 57 ppm. The sample was further analyzed for volatile organic compounds (VOCs), finding ethylbenzene (0.0448 ppm), 1,2,4-trimethylbenzene (0.430 ppm), 1,3,5-trimethylbenzene (0.150 ppm), and xylenes (0.575 ppm).
- The residual gasoline concentration is below DEQ's Level II Soil Matrix Cleanup value of 80 ppm.
- No groundwater was encountered at the site to a maximum explored depth of 17 feet bgs. An attempted well installation 1,000 feet east of the site (at 29247 SE Chase Road) did not encounter groundwater to a depth of 145 feet bgs.

- The nearest surface water bodies are an unnamed creek approximately 750 feet northeast of the UST location, and Kelly Creek approximately 800 feet to the south.

Based on the available information, soil conditions at the Fore M Properties LLC site 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.

A copy of the *Underground Storage Tank Decommissioning Report* from Environmental Works supporting this No Further Action decision can be 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,

 for

Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Site Maps

cc: Matthew Lowrance, Environmental Works
LUST #26-22-0139 File

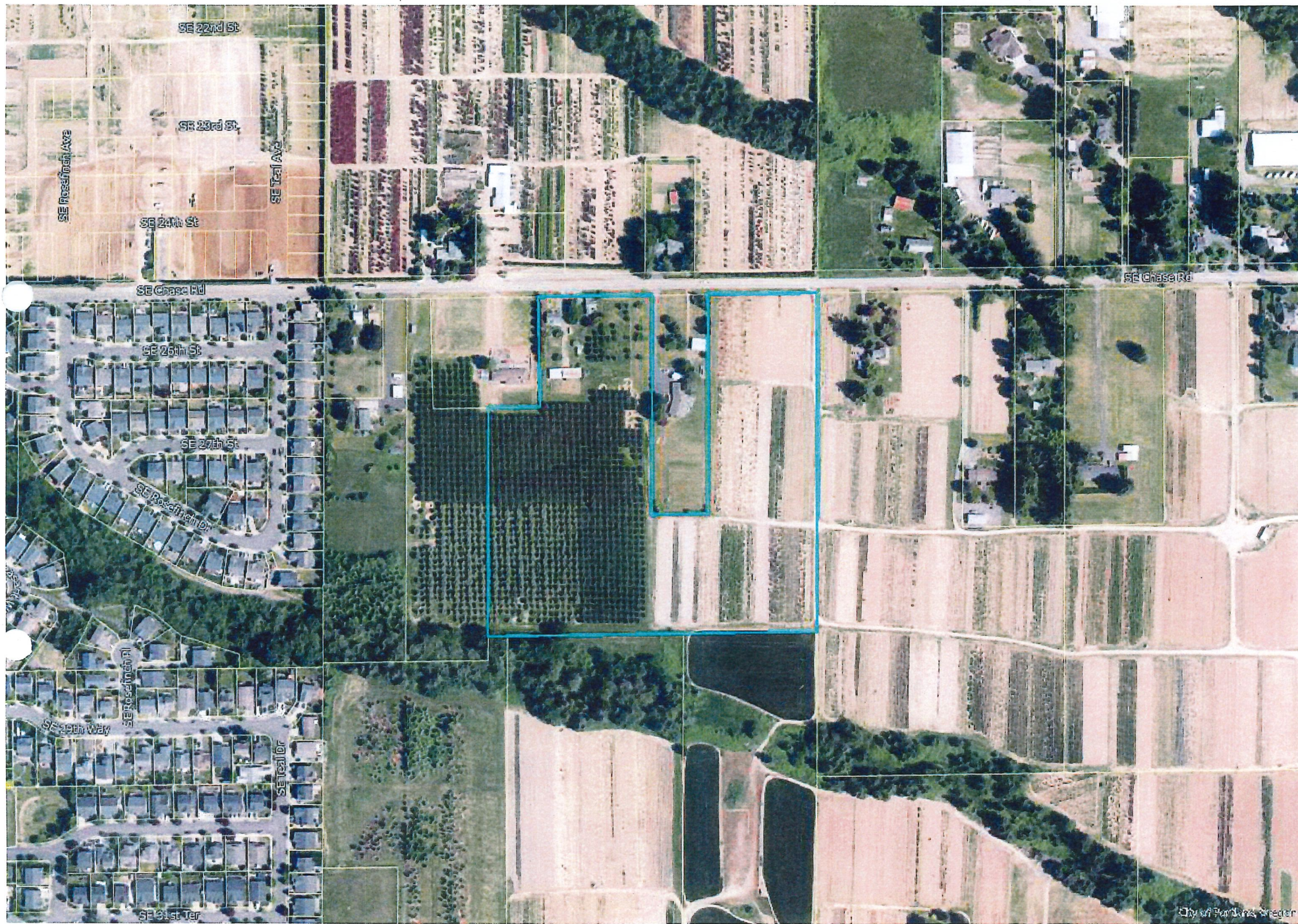
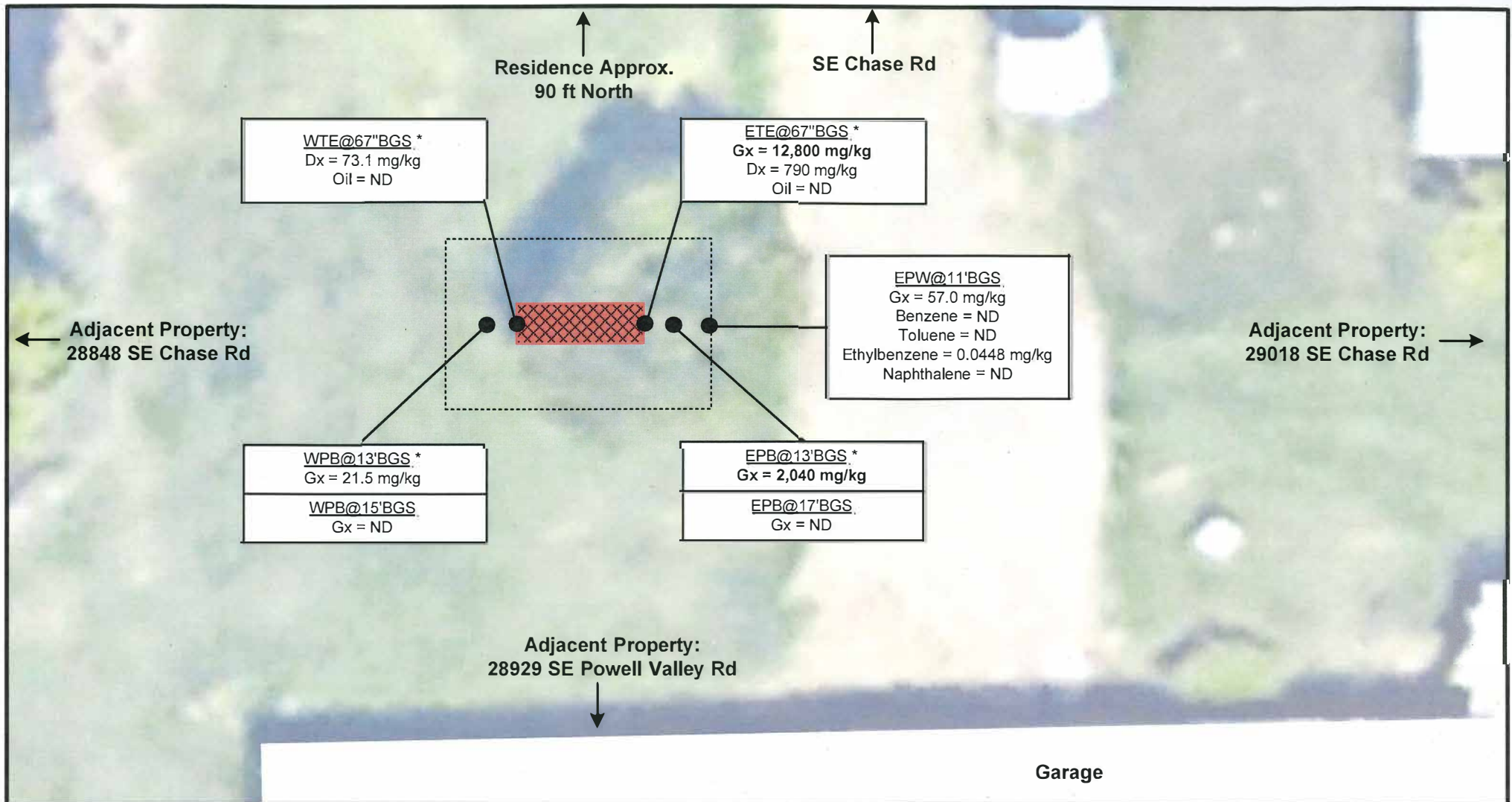


Figure 1



LEGEND

Dx = Diesel-Range Hydrocarbons
 Gx = Gasoline-Range Hydrocarbons
 ND = Not Detected above Method Reporting Limits
 mg/kg = milligrams per kilogram
 UST = Underground Storage Tank
 ' = feet
 " = inches



Former UST Location



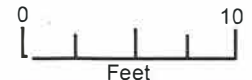
Soil Sample Locations



Property Boundary



Extent of Excavation



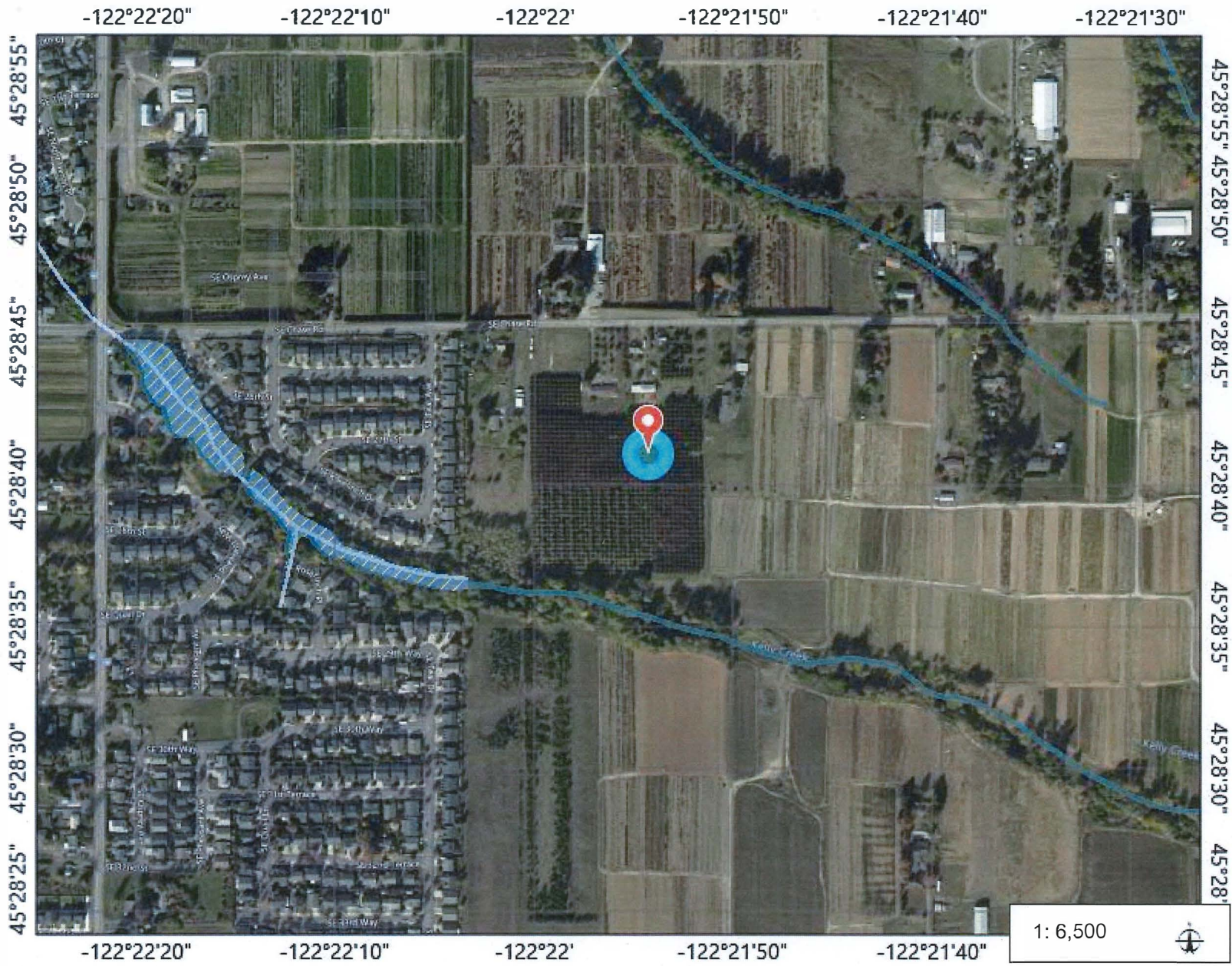
Note: All Locations are Approximate



22820 NE Sandy Blvd
 Fairview, OR 97024

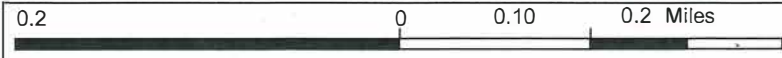
FIGURE 2: SITE MAP WITH SOIL SAMPLE LOCATIONS

UNDERGROUND STORAGE TANK
 SOIL MATRIX REPORT
 28926 SE Chase Rd
 Gresham, OR 97080



- Legend**
- County Boundaries (2015)
 - LWI Streams
 - LWI Wetlands (2022)
 - Wetlands in Oregon
 - Dark Gray Canvas Reference
 - Dark Gray Canvas Base

1: 6,500



Notes

Figure 3