



# Oregon

Tina Kotek, Governor

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

September 21, 2023

Kevin Bretthauer  
Bretthauer Petroleum  
453 SW Washington Street  
Hillsboro, OR 97123

RE: No Further Action Determination  
for Bretthauer Oil Co., Hillsboro, OR  
LUST No. 34-15-1340

Dear Mr. Bretthauer:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Bretthauer Oil Co. site, including the site investigation report entitled *Phase Two Site Investigation Work at the Bretthauer Petroleum Facility* dated December 20, 2022 and the fourth quarter groundwater monitoring report entitled *4<sup>th</sup> Quarter Monitoring Well Sampling Event Report* dated August 10, 2023, which was submitted to DEQ by Evergreen Environmental Management, LLC (EEM) on your behalf. The Bretthauer Oil Co. site address is 453 Southwest Washington Street in Hillsboro, Oregon, Tax Lots 1N336DD01701, 1N336DD01700, 1N336DD01000, 1N336DD00900, 1N336DD00800, 1N336DD00700, 1N336DD00600, and 1N336DD00500.

DEQ has determined that remedial action to address environmental contamination at Bretthauer Oil Co. 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 previously occupied by a transfer warehouse, a machine works shop, a fuel oil warehouse, and an automotive repair shop. A portion of the property was acquired by the Bretthauer family in the early 1950s and adjacent tax lots were acquired during the 1980s and 1990s to expand the property. The tax lots have been used as a petroleum distribution business since acquisition.
- In September 2015, diesel-impacted soil and groundwater were encountered during a site investigation and reported to the DEQ. An additional ten soil borings were advanced around the site in September 2022 and low concentrations of total petroleum hydrocarbons as diesel (TPHd) were detected in soil and groundwater samples.
- Soil samples were collected at depths ranging from 5 to 17 feet below ground surface. Concentrations of the petroleum related constituents analyzed in the soil samples were less than risk-based concentrations (RBCs) for soil ingestion, dermal contact, and inhalation for occupational, construction, and excavation worker scenarios.
- Monitoring wells were installed in five of the soil borings and quarterly groundwater monitoring was conducted for one year. Concentrations of the petroleum related constituents analyzed in the groundwater samples were less than the RBCs for volatilization to outdoor air and vapor intrusion into buildings for occupational worker scenarios. Additionally, concentrations were less than the RBC for groundwater in excavations for construction and excavation worker scenarios.

- A limited beneficial water use survey was conducted by EEM and determined all adjacent properties to the site are supplied drinking water from the municipal system. Therefore, the ingestion and inhalation from tap water exposure pathway is considered incomplete.
- The site is mostly paved with minor landscaped areas along the property boundaries. The nearest surface water body is wetlands associated with McKay Creek located approximately 1,500 feet northwest of the site. Based on the low concentrations in groundwater and the distance to the nearest surface water, human and ecological receptors in the area are unlikely to be impacted.

Based on the available information, soil and groundwater conditions at Bretthauer Oil Co. 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. Monitoring wells should be decommissioned in accordance with Oregon Water Resources Department regulations.

Copies of the EEM's reports supporting this No Further Action decision can be viewed at <https://www.deq.state.or.us/Webdocs/Forms/Output/FPController.aspx?SourceId=34-15-1340&SourceIdType=12>. 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](mailto:rebecca.digiustino@deq.oregon.gov).

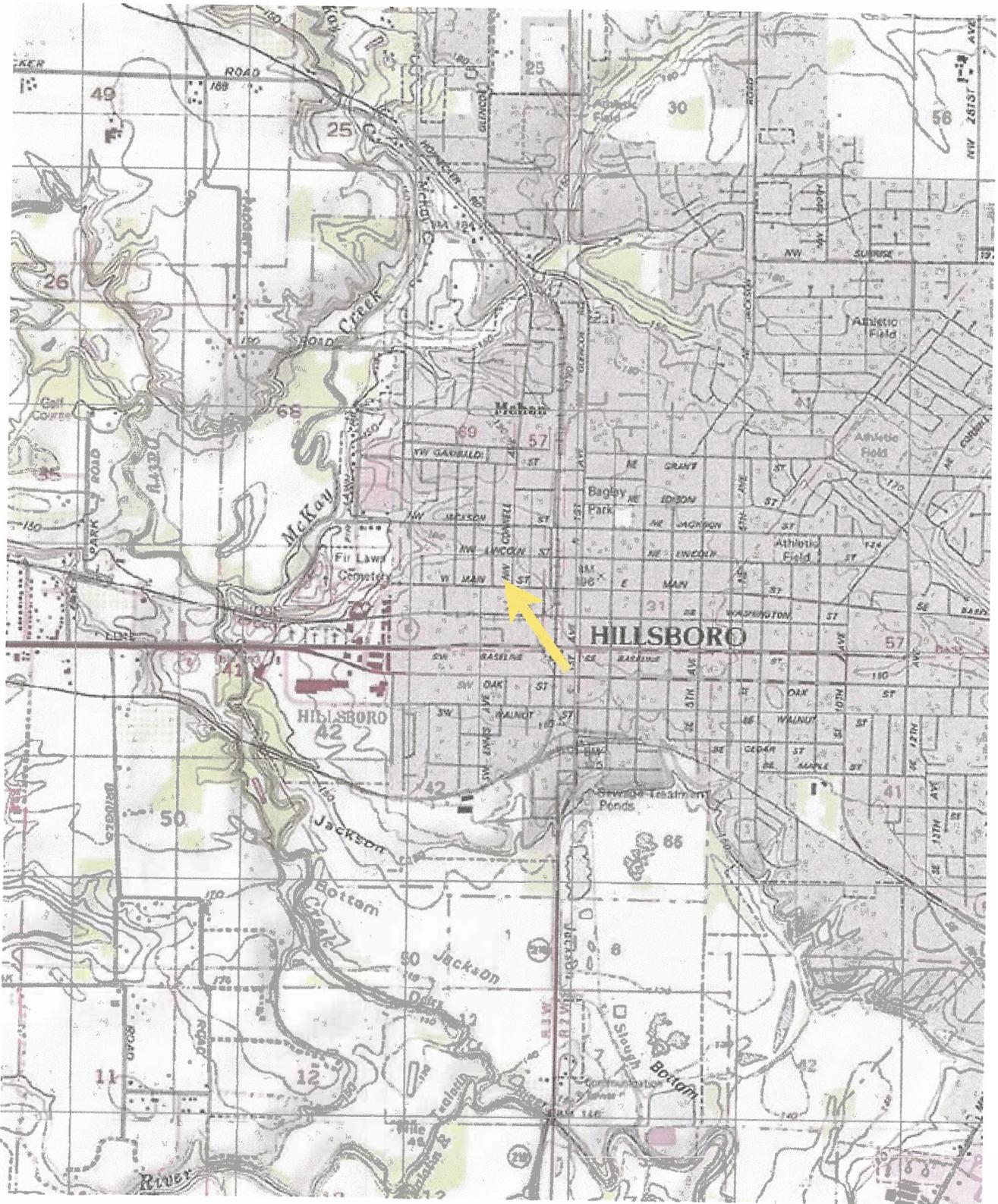
Sincerely,



Kevin Parrett, Manager  
Northwest Region Cleanup Section

Attachment(s): Project Location Map  
Figure 2  
Figure 3  
Inferred Direction of Groundwater Flow (July 30, 2023)

cc: Rebecca Digiustino, DEQ  
Jeffrey Schatz, DEQ  
Kris Byrd, Water Resources Department  
LUST No. 34-15-1340 File



**EVERGREEN  
ENVIRONMENTAL  
MANAGEMENT, LLC**  
P.O. BOX 1604  
Beaverton, OR 97075-1604

FIGURE NO. 1 PROJECT# 22 - 23  
Project Location Map  
Bretthauer Oil Co. Property  
453 SW Washington Street  
Hillsboro, OR 97123



Diesel Bulk Storage  
3 tanks

Card Lock Dispensers

5 Gas & Diesel tanks

Diesel Bulk Storage  
4 Diesel tanks

FIGURE 2



GP-6  
5-10' ND  
10-15' No Sample

GP-7  
5-10' No Sample  
10-15' O - 295 - 1,650 ppm

GP-10  
5-10' D - ND  
10-15' D - ND

GP-3  
5-10' D - ND  
10-15' D - 364 ppm

GP-2  
5-10' D - ND  
10-15' D - 1650 ppm

GP-5  
5-10' No Sample  
10-15' D - ND

GP-4  
5-10' D - ND  
10-15' D - 1,460 ppm

GP-8  
5-10' D - ND  
10-15' D - 1,120 ppm  
G - 1,680 ppm

GP-1  
5-10' D - ND  
10-15' D - 3,000 ppm

GP-9  
5-10' D - ND  
10-15' D - ND

FIGURE 3



**LEGEND**



Groundwater monitoring well

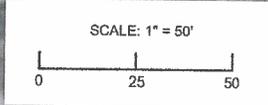
(94.09): Elevation of water table. Datum: Well casing for MW-1 (assigned arbitrary elevation of 100.00')



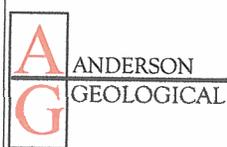
Water table elevation contour. Arbitrary datum.



Groundwater flow direction, inferred from water table elevation data



SE Washington St.



**INFERRED DIRECTION OF GROUNDWATER FLOW**  
(July 30, 2023)

Bretthauer Oil Co.  
453 SE Washington St., Hillsboro, Oregon

SIZE		REV
A		

August, 2023

FIGURE