



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
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Portland, OR 97232
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TTY 711

July 7, 2023

Gordon Timothy TenBrink
18109 SE 11th Street
Vancouver, WA 98683

RE: No Further Action Determination for Blue Ribbon Cleaners (Former) in Portland
ECSI #5895

Dear Mr. TenBrink:

The Oregon Department of Environmental Quality has completed a review of the report “Site Assessment Report”, dated April 17, 2023. The report includes a summary of the soil and soil-gas sampling data collected at the former Blue Ribbon Cleaners site (Site). The site investigation was performed to address data gaps identified in a “Subsurface Investigation by K&S Environmental, Inc. dated, September 4, 2009”. The Site address is 6809 SE Foster Road, Portland, Oregon, Multnomah County, Tax Lot R1972047 located in Township 1 South, Range 2 East, Section 17, Willamette Meridian.

DEQ has determined that investigations to address environmental contamination at Former Blue Ribbon Cleaners 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 sits on a 0.10-acre parcel zoned Commercial Mixed Use 2 (CM2) by the City of Portland.
- Historical uses include the former Blue Ribbon Dry Cleaners since at least 1948 to 1994 or 46 years according to records from the City of Portland and telephone directories.
- Critter Control, a pest abatement company, operated at the Site since at least 2014 until 2022. Site use records between 1994 and 2014 were unavailable.
- Previous investigations identified a former drycleaner drum storage area and a former underground storage tank permit but no tank could be located.
- The Site is currently for sale and it is unknown what the future uses of the property will be.
- In the “Site Assessment Report”, dated April 17, 2023, Alpha Environmental documented a soil and soil gas investigation at the Site in April 2023. Concentrations of volatile organic compounds (VOC) including Tetrachloroethylene (PCE) and Trichloroethylene (TCE), and Total Petroleum Hydrocarbons (TPH) were detected in both soil and soil gas, however, all concentrations were below the applicable DEQ risk-based concentrations (RBC).

- A risk evaluation was conducted for the property resulting in no environmental conditions being encountered at the Site that would pose an unacceptable risk to site occupants or future workers. The results indicate that the onsite soil gas sampled and soil samples tested are protective of human health and the environment.

Based on the available information, soil conditions at the former Blue Ribbon Cleaners site are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Revised Statute (ORS) 465.200 et seq. 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 Environmental Cleanup Site Information System (ECSI) 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.

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 Ray Hoy at 503-537-8718 or via email at Ray.Hoy@deq.oregon.gov.

Sincerely,

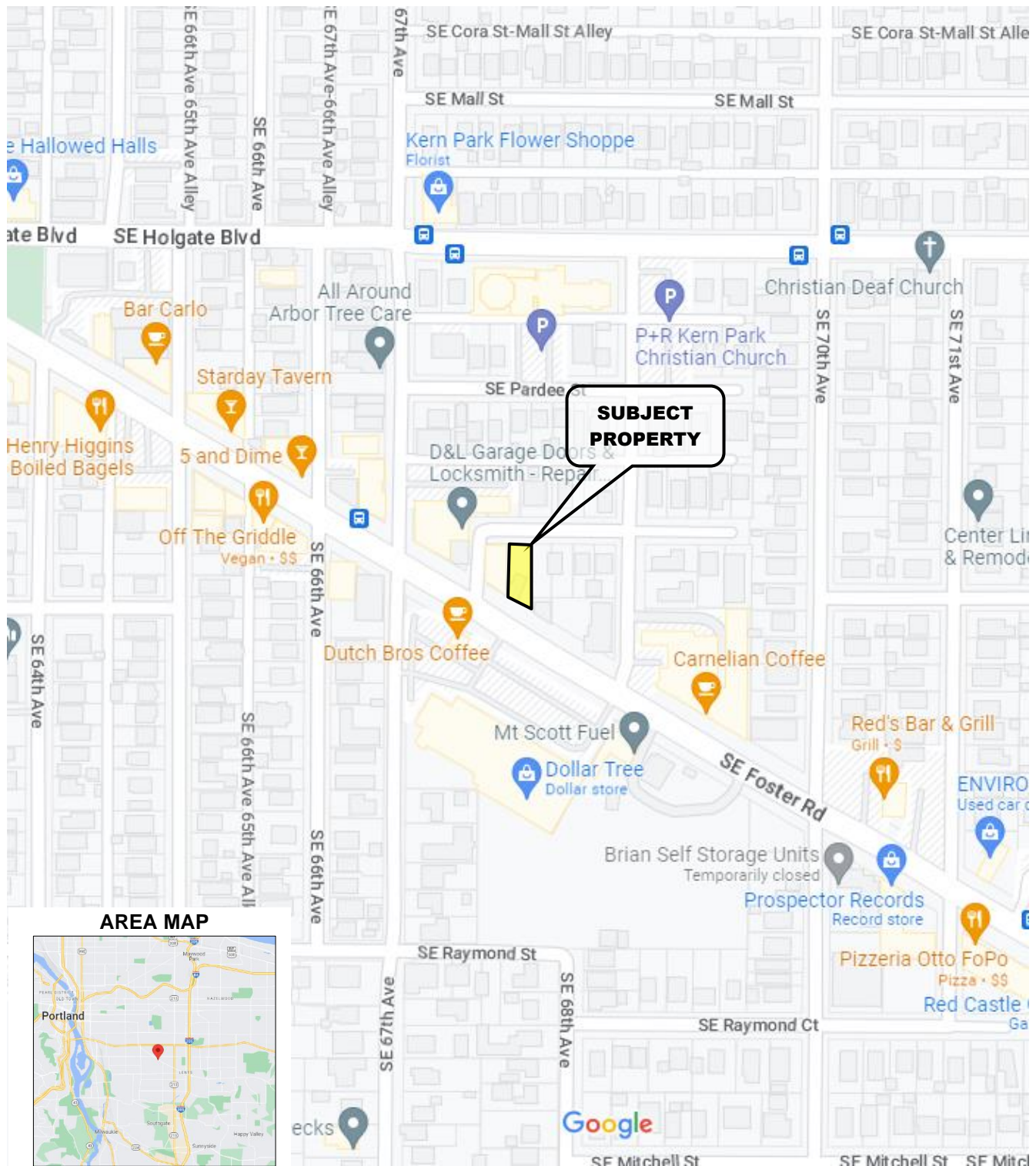
Christine Zvetkovich

for Paul Seidel, Manager
Northwest Region Cleanup Section

Attachments: Figure 1 - Site Location Map
Figure 2 – Site Overview Map

References: Found in the ECSI #5895 Administrative File:

cc: ECSI #5895 File



SOURCE: Google Maps

DRAWING NOT TO SCALE



11080 SW ALLEN BLVD, STE 100
BEAVERTON, OREGON 97005
(503) 292-5346

FIGURE 1: SITE VICINITY MAP

6809 SE FOSTER ROAD
PORTLAND, OREGON 97206

PROJECT NO: 23-51905





LEGEND

—— PROPERTY BOUNDARY

FIGURE 2: SITE OVERVIEW MAP

6809 SE FOSTER ROAD
PORTLAND, OREGON 97206

NOTES

MAP SYMBOLS DENOTE LOCATIONS AND MAY NOT BE TO SCALE

GOOGLE MAPS BASE IMAGE MAY BE SKEWED BY SATELLITE POSITION: IMAGE DATE 2009

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