



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Western Region

165 East 7th Avenue, STE 100

Eugene, OR, 97401-3049

(541) 686-7838

September 28, 2023

(Sent via email: d.difrancesco@commonwealthco.net)

Daniel DiFrancesco
Commonwealth Development Corporation of America
7447 University Ave., STE 210
Middleton, WI, 53562

RE: No Further Action Determination
for Pacific Flats, Medford (Phoenix)
ECSI# 6552

Dear Daniel DiFrancesco:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Pacific Flats site (Site), including the Phase III report entitled Phase III Cleanup and Soil Sampling Investigation, OW&L, LLC Property, dated June 12, 2018, which was submitted to DEQ by Coleman Creek Consulting, Inc. (CCC), on your behalf. The Pacific Flats address is 4003 and 4019 S. Pacific Highway, Medford (Phoenix), Tax Map and Lot numbers - 381W09A 1200 (4003); 381W09A 1100 (4019).

DEQ has determined remedial action to address environmental contamination at Pacific Flats 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, and as more fully described in DEQ's Staff Memo dated September 12, 2023.

- Since 1940 the Site was used for various purposes including an orchard, residential rentals, ceramic shop, auto sales with painting and repair services (Phoenix Auto Mart), and a truck shop.
- Recognized environmental conditions included potential impacts from orchard use prior to 1951, vehicle repair activities, under and above ground storage tanks (UST/AST), and oiling of road for dust suppression.
- Shallow soil, contaminated with petroleum, was the main environmental concern at the Site.
- 27 tons of petroleum contaminated soil (PCS) were removed from shallow soils in June 2018.
- Low levels of lead remain in the shallow soil, at levels well below the residential risk-based concentration (RBC).
- Low levels of arsenic also remain in shallow soil following the cleanup. The highest reported concentration remaining in soil is 2.66 mg/Kg which exceeds DEQ's residential RBC for shallow soil but is 4 times less than DEQ's background concentration for the Klamath Mountains Province, which is 12 mg/Kg.
- Groundwater was not assessed but is assumed not to be contaminated. Municipal water is supplied to this part of Phoenix by the city of Medford and will be used at the site in the future.
- Concentrations of contaminants remaining in shallow soil are below DEQ's ecological RBCs. The site is expected to be completely developed for residential use, little or no ecological habitat.

Based on the available information, soil conditions at Pacific Flats are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, 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 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 CCC closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at:

https://ormswd2.synergydcs.com/HPRMWebDrawer/Record?q=webdrawercode%3A%22*011*%22+And+recAnyWord%3A%22Pacific%22+And+recAnyWord%3A%22Flats%22+Or+recAnyWord%3A%22ECSI6552%22&sortBy=

DEQ recommends keeping a copy of all the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Tina Elayer at 503-688-3334, or via email at tina.elayer@deq.oregon.gov.

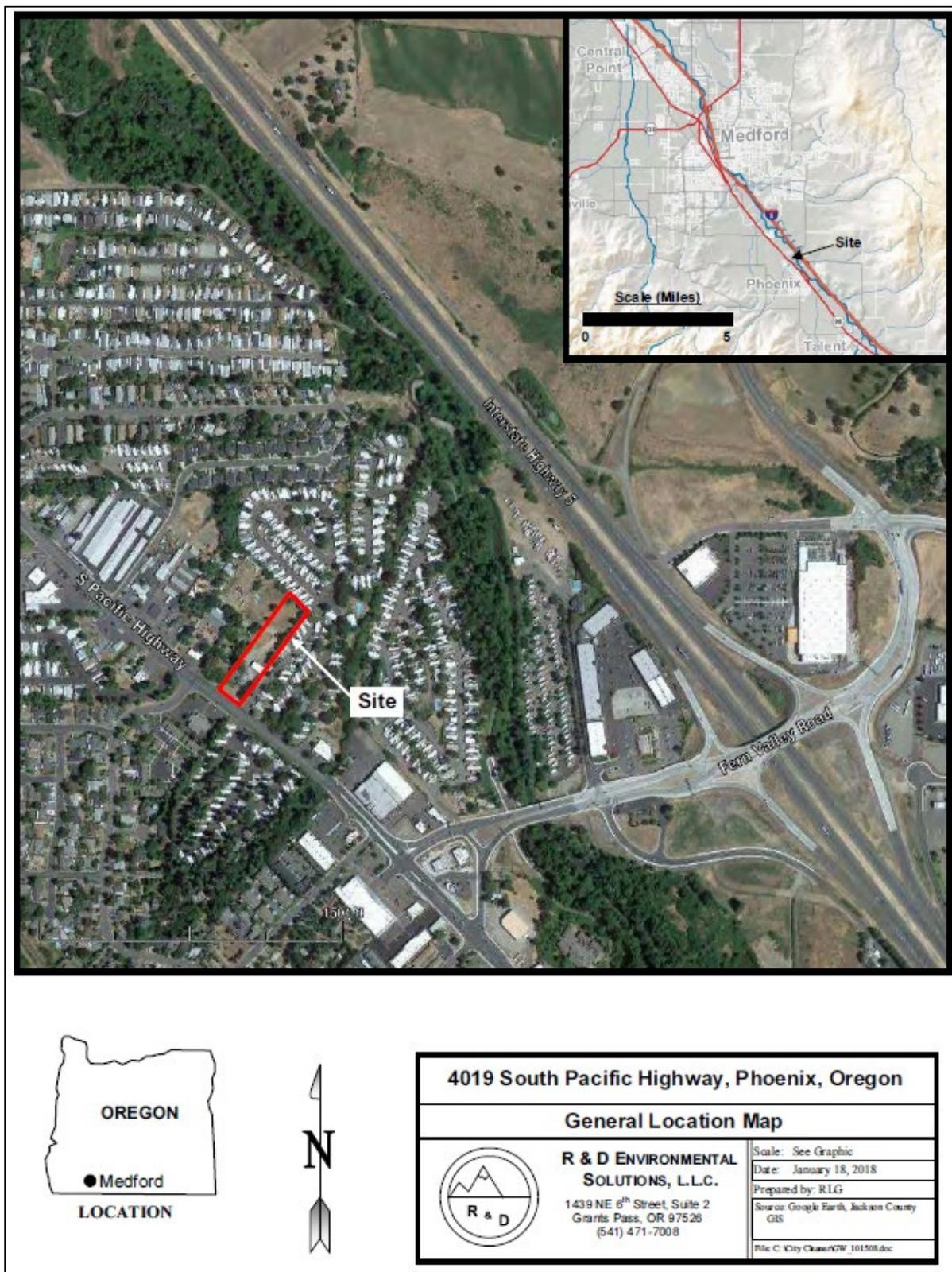
Sincerely,



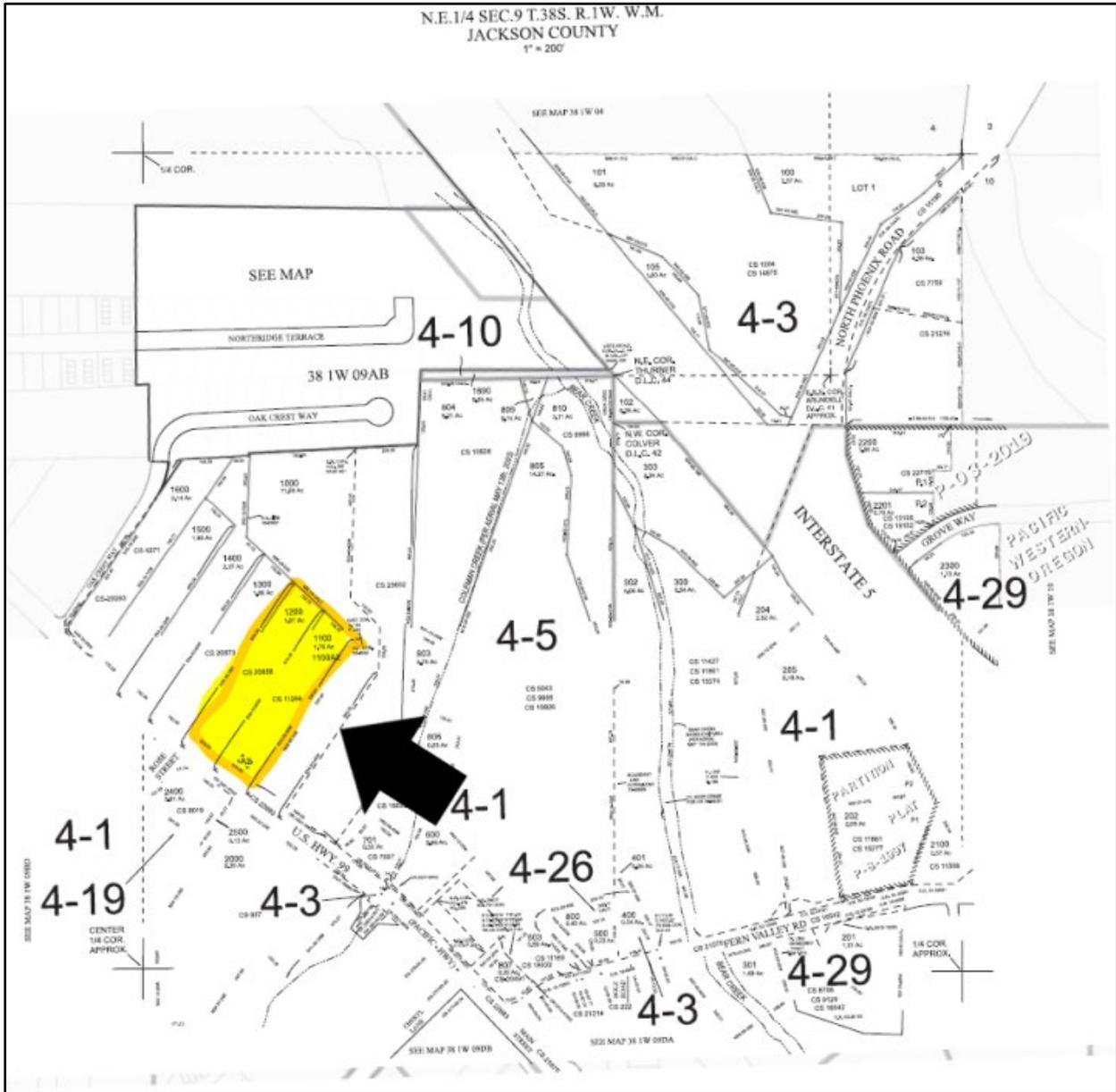
Brad Shultz, Manager
Western Region, Cleanup Section

Attachments: Site Map
Tax Lot Map

ec: ORMS ECSI6552 WREC File
Brad Shultz, Manager, DEQ brad.shultz@deq.oregon.gov
Nancy Sawka, Interim Acting Manager, DEQ Nancy.sawka@deq.oregon.gov
Don Hanson, Lead Worker, DEQ don.hanson@deq.oregon.gov
Dave Fawcett, Coleman Creek Consulting, Inc. fawbro@ccountry.net



Site Map (Retrieved from Phase III Cleanup and Soil Sampling Investigation Report, June 12, 2018).



Tax Lot Map (Retrieved from Jackson County Assessor's Website, <https://jacksoncountyor.org/assessor> 5/8/2023).