



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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Portland, OR 97232

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TTY 711

April 29, 2024

Sea Level Investments, LLC
Jack Piatt
P O Box 82194
Portland, OR 97282

Delivered via e-mail

RE: **Conditional** No Further Action Determination
Astoria Area-Wide Petroleum Site, Area of Concern 1
Century Link Site - Tax lot 80907CC02201
481 Industry Street
Astoria, OR 97103
ECSI # 2277

Dear Jack Piatt:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Century Link site property located at 481 Industry Street in Astoria. The property is comprised of tax lot 80907CC02201 (eastern parcel) and tax lot 80907CC02400 (western parcel). This conditional No Further Action (cNFA) determination applies to the eastern parcel, herein referred to as the "Site".

DEQ has determined that remedial action to address environmental contamination at the Site is complete, and no further action is required with conditions, including engineering controls that apply to potential future development and institutional controls. 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 March 5, 2024:

- The Site is referred to in various project documents as Pacific NW Bell, U.S. West, Astoria Garage, Qwest Vehicle Service Center, Qwest Communications, Qwest Communications International Inc., and Century Link. From approximately 1960 to 1998 fueling operations were conducted and included a 10,000-gallon gasoline underground storage tank, lines and fuel pumps.
- Site investigation, cleanup and tank decommissioning was completed in 1998, and DEQ issued a no further action determination.
- From 2001 to 2008 the AAW Remedial Investigation of soil and groundwater was completed. Petroleum-related contaminants were detected in Site soil and groundwater. Later soil vapor and groundwater investigations completed for the adjacent Niemi Cardlock facility (at 455 Industry Street) identified elevated soil vapor and groundwater concentrations along the sewer alignment that were inferred to extend approximately 20 feet onto the Site.
- The Site is zoned C3, General Commercial. Land use and zoning are not expected to change in the foreseeable future. Domestic water for the Site and surrounding properties is provided by the City of Astoria municipal supply. Ingestion of groundwater from beneath the Site is not a complete exposure pathway or expected to be complete in the future.
- Because the Site is currently used for storage, there are no current exposure pathways of concern. Should future development occur, contact with contaminated soil and groundwater for

excavation/construction workers during construction, and the vapor intrusion pathway for occupational or residential receptors in new structures become potentially complete exposure pathways.

- Neither soil nor soil vapor concentrations measured at the Site exceed applicable human health risk-based concentrations, although higher concentrations may be present near the property boundary with the adjacent Niemi Oil Cardlock facility. Groundwater concentrations of naphthalene and diesel-range TPH exceed their RBCs for residential vapor intrusion. Ethylbenzene and gasoline-range petroleum exceed their RBCs for both residential and occupational vapor intrusion.
- On February 1, 2024 DEQ published a public notice concerning the proposed cNFA for the Site in the *Oregon Secretary of States' Bulletin* and in *The Astorian*. DEQ received two clarifying comments from an adjacent property owner that did not affect DEQ's cNFA determination.
- To ensure conditions at the Site parcel remain protective for future use, which could include either occupational or residential use, the following controls and restrictions are necessary conditions for DEQ's issuance of a cNFA determination:
 - A prohibition on occupational or residential use without DEQ-approved engineering controls to manage soil vapors prior to or concurrent with development;
 - Prior to construction of buildings for occupational or residential use, a DEQ-approved vapor intrusion mitigation system will be installed and implemented, and indoor air and vapor testing completed to demonstrate it is effective in addressing vapor intrusion risk. The Owner may conduct additional remediation and/or further testing per DEQ-approved plans to demonstrate that vapor intrusion is not a pathway of concern and that a vapor control system unnecessary for the Site to be protective of human health;
 - For intrusive activities within 20 feet of the property line with the adjacent Niemi Cardlock Property, a DEQ-approved Contaminated Media Management Plan (CMMP) will be prepared to ensure that proper controls are implemented during activities where impacted soil or groundwater may be contacted or generated; and
 - For intrusive activities within 20 feet of the property line with the adjacent Niemi Cardlock Property, a site-specific construction and excavation worker Health and Safety Plan will be developed and implemented prior to initiation of intrusive activities.

These requirements were memorialized in an Easement and Equitable Servitude (EES) between the Site property owner and DEQ that was recorded on the eastern parcel property deed in Clatsop County records on April 24, 2024.

Based on the available information, conditions at the Site 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's Staff Memo and other information supporting this No Further Action decision are available through the Oregon Records Management System (ORMS) for [this project](#). DEQ will update the Your DEQ On-line (YDO) database available for viewing at [YDO Public Records](#) to reflect this decision.

Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department 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 Mark Pugh at 503-229-5587 or mark.pugh@deq.oregon.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal stroke extending to the right.

Kevin Parrett, Manager
Northwest Cleanup Section

cc: David Rabbino, Jordan Ramis
ECSI #2277 File