

State of Oregon
Department of Environmental Quality

Memorandum

To: Kevin Parrett
Manager, Northwest Region Cleanup & Tanks

Date: May 29, 2024

From: David Lamadrid
LUST Cleanup Project Manager

Subject: Justification for LUST File Administrative Closure, Block 290/Slabtown Square, 1417 NW 20th Avenue, Portland, Oregon, LUST File No. 26-22-0860

The Oregon Department of Environmental Quality (DEQ) has completed review of a report for the above-referenced property (Site) entitled *Cleanup Activity at the Property of: Block 290 LLC/Slabtown Square Owner LLC*, dated December 29, 2022, prepared by Universal Applicators, Inc. Limited petroleum hydrocarbon contamination was discovered during Site redevelopment activities. On November 13, 2022, contamination was discovered inside a buried, concrete-lined oil-water separator vault that measured 14 feet long by 5 feet wide (depth unknown). No information was provided in the report regarding the historical use of the oil-water separator. The release was reported to DEQ and assigned leaking underground storage tank (LUST) file No. 26-22-0860.

Oil-water separators are typically constructed as a “flow-through process tank” that are not considered to be an underground storage tank (UST) per OAR 340-150-0010(38). As a result, DEQ has determined that the contamination was not due to a release from a regulated UST system and was therefore erroneously reported to DEQ as a LUST release.

Based on this determination, DEQ will administratively close the LUST file and roll the oil-water separator cleanup into Cleanup Program file No. 6507 (formerly Environmental Cleanup Site Information [ECSI] file No. 6507). The ECSI file was opened in March 2022 during Site redevelopment and is related to Site-wide environmental concerns. DEQ is currently awaiting submittal of an environmental cleanup report associated with Cleanup Program No. 6507.