



March 14, 2024

via email delivery

Attn: Nigel Dean
Dean Leasing, LLC
6400 SE 101st Ave
Portland, OR 97266

RE: Partial No Further Action Determination
for Molalla/Highway 211; Tax Lot 1700
ECSI #6510

Nigel,

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Molalla/Highway 211 property, including the closure report entitled “*Independent Cleanup Pathway Final Report*” dated January 2, 2024, which was submitted to DEQ by Coles+Betts Environmental Consulting on your behalf. The Molalla/Highway 211 property (Site) is located west of Commercial Parkway and south of Highway 211 in Molalla, Oregon (Clackamas County tax map 5S2E7). The Site consists of five contiguous tax lots: 1300, 1400, 1500, 1600 and 1700. However, a no further action determination was requested only for Tax Lot 1700.

DEQ has determined that remedial action to address environmental contamination at Tax Lot 1700 of Molalla/Highway 211 is complete, and no further action is required for Tax Lot 1700. 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:

- Tax Lot 1700 is 10.31 acres of primarily unimproved, vacant land with a gravel pad on the northeast portion and a wetland traversing from the southeast to the north central boundary (Figure 1).
- From at least 1936 until approximately 1981, Tax Lot 1700 has been used as agricultural fields, and residential or vacant land from 1981 to present.
- Fill material, presumed associated with public utility and road projects and development of the east-adjointing property, was distributed across areas of Tax Lot 1700 between 2009 and 2013.
- In August 2021, a Phase I Environmental Site Assessment (Coles+Betts, 2021) identified environmental concerns that included a residential trash burn barrel, a burned trash and partially buried burned trash stockpile, and an area east of the burn barrel and stockpile where burned material was spread on top of grass (Figure 2).
- Site investigations conducted in 2021 and 2022 in the areas of burned trash identified dioxin-contaminated soil limited to approximately 0.03 acre in the northwest portion of Tax Lot 1700.
- In January and February 2022, dioxin-contaminated soil, ranging in depths from surface scrapes up to 1-foot below ground surface (bgs), was removed. Approximately 33.03 tons of excavated soil was transported offsite and disposed at a permitted Subtitle D solid waste landfill. Post-removal confirmation soil samples (Figure 3) indicated dioxins were remediated to below the applicable DEQ risk-based concentrations (RBCs).

- Additional contaminants of potential concern were sampled related to historic Site uses and placement of fill material (Figure 4). Selenium was detected in wetland area soil at 1.34 mg/kg, and above ecological RBCs and regional background metals concentrations in soil.
- A drinking water well is located near the northwest corner of Tax Lot 1700. According to the water well log, the well is approximately 120 feet deep with static groundwater measured at 19 feet bgs. Due to the depth of groundwater and location of residual contaminants in surface soils, impacts to groundwater are unlikely.
- Tax Lot 1700 is zoned Heavy Industrial and future use includes development as a heavy trucking business. Construction of a culvert is planned for the wetland channel. It is expected that potential ecological risk to selenium will be mitigated by installation of the culvert.
- Dioxins/furans were not sampled within the wetland area and present a potential data gap; however, this NFA determination assumes the culvert will be constructed within a reasonable period of time. DEQ understands that Dean Leasing intends to begin construction in summer 2024.
- This Partial NFA determination applies only to Tax Lot 1700.

Based on the available information, site conditions at Tax Lot 1700 of the Molalla/Highway 211 property are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. Tax Lot 1700 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 has updated 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.

A copy of the Coles+Betts Environmental Consulting closure report supporting this Partial No Further Action decision can be viewed at [Molalla Hwy 211 ICP Report](#). DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Kara Master at (503) 229-5585, or via email at kara.e.master@deq.oregon.gov.

Sincerely,



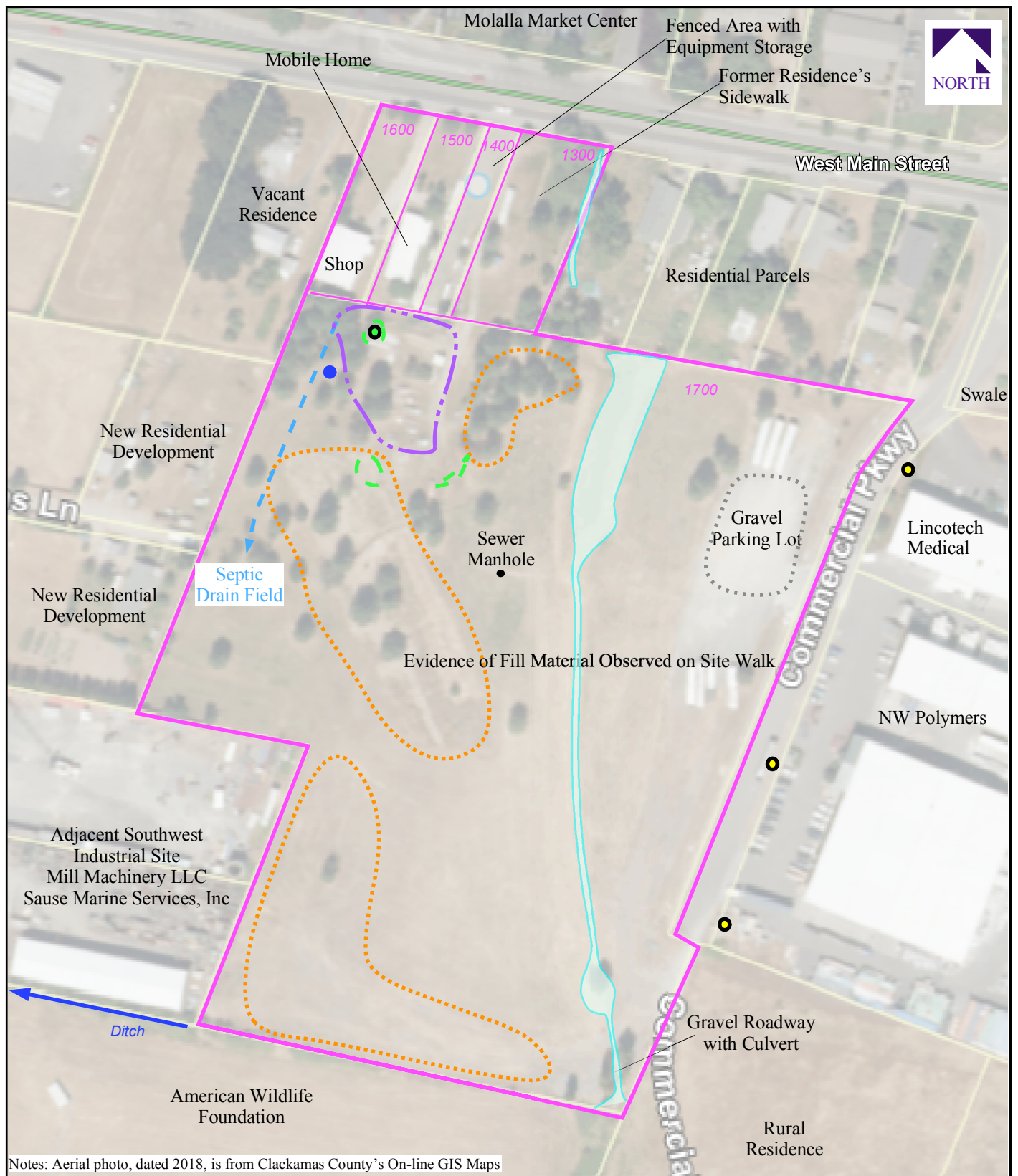
Paul Seidel, Manager
Northwest Region Cleanup Section

Attachments: Figure 1 - Property Map
Figures 2-4, Sample Locations

Cc: Kara Master, DEQ
Wesley Thomas, DEQ
Jennifer Gates, Pearl Legal Group
Jill Betts, Coles+Betts

Ecc: ECSI #6510 file

FIGURE 1 - PROPERTY MAP



Notes: Aerial photo, dated 2018, is from Clackamas County's On-line GIS Maps

- Approximate Property Boundary
- Approximate 2022 Wetland Boundary.
- Pad-Mounted Transformer
- ⋯ Evidence of Fill Material Observed on Site Walk
- ⋯ Equipment and Vehicle Storage Area
- ⋯ Burned Trash/Soil Removal Area
- Trash Burn Barrel
- Property Water Well
- ⋯ Former Drum Storage Area



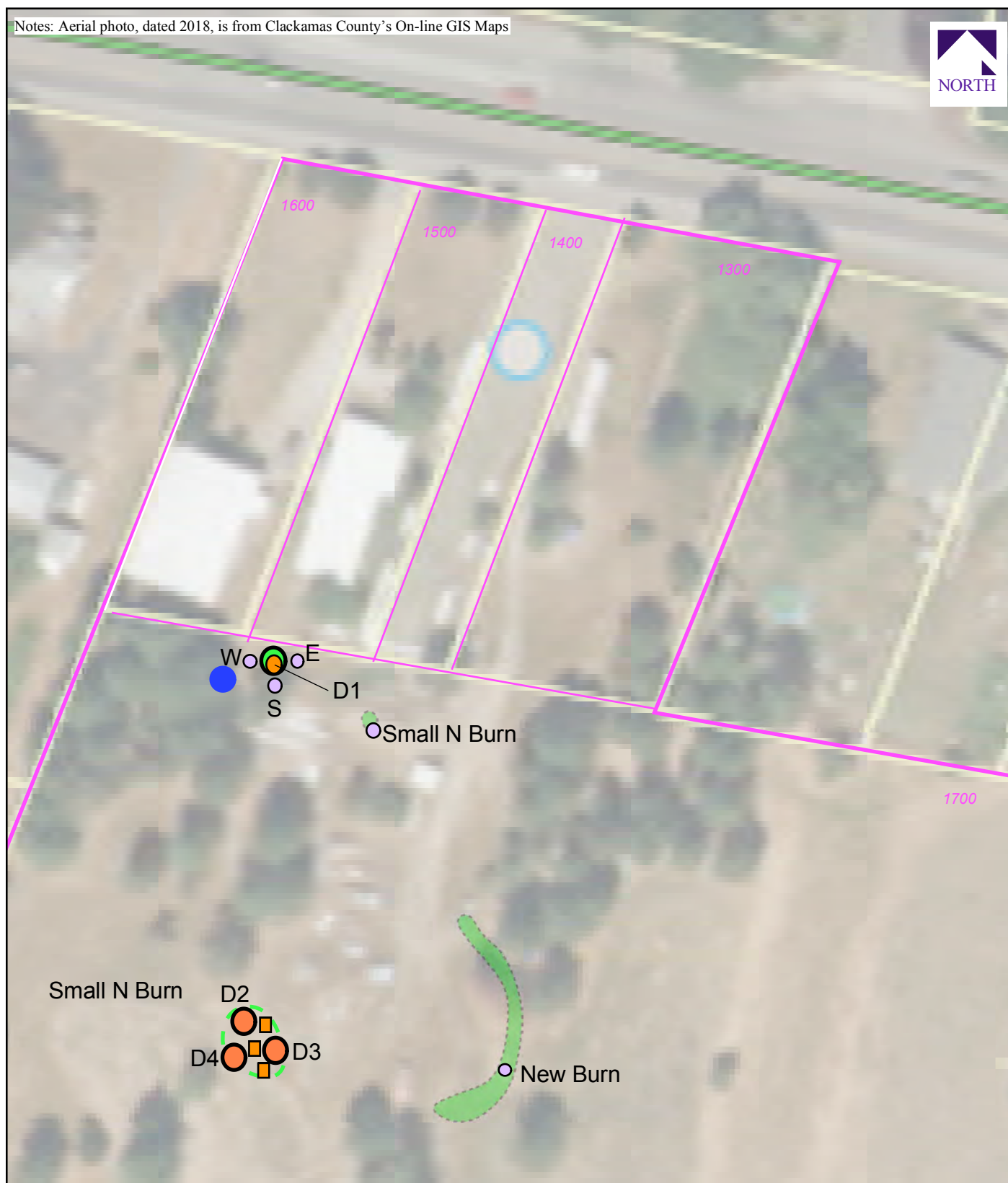
Approx. Scale: 1" = 140'

Approved By	Date/Revision
	8/3/2023

Figure 3. Detailed Property Map Showing the Locations of the Features of Interest on and Adjacent to the Property.

FIGURE 2 - SAMPLE LOCATIONS, BURN AREAS

Notes: Aerial photo, dated 2018, is from Clackamas County's On-line GIS Maps



- Approximate Property and Tax Lot Boundary
- () Burned Trash/Trash Location
- Trash Burn Barrel
- Property Water Well
- August 2021 Phase II ESA Test Pit Location
- August 2021 Phase II ESA Surface Soil Sample Locations Surface 1, Surface 2 and Surface 3
- () New Dioxin Area (January 2022)
- January 2022 Sample Location



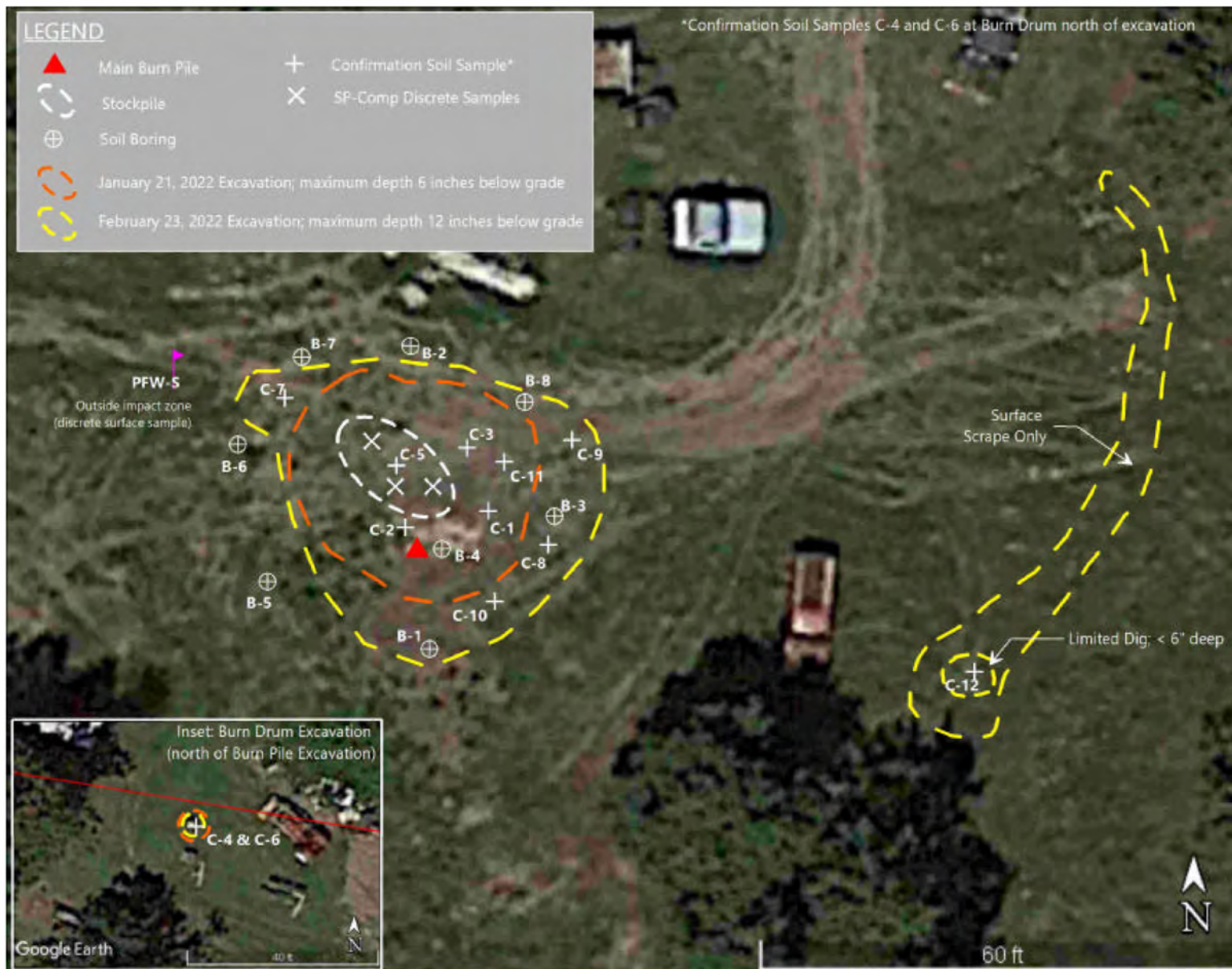
COLES+BETTS
environmental consulting

Approx. Scale: 1" = 140'

Approved By	Date/Revision
	4/16/2022
	Rev. 0

Figure 8. Property Map Showing the Dioxin-Contaminated Soil Areas and Shallow Soil Sample Locations

FIGURE 3 - SAMPLE LOCATIONS, POST-REMOVAL CONFIRMATION



Base photograph was acquired 6/17/2021. Features depicted in approximate locations and are not to scale.

Map is Figure 3 from GEM's *Dixoin-Contaminated Soil Remediation Report*, dated May 13, 2022.



Figure 7: GEM's Site Investigation Sample Location Map

1436 W. Main Street, Molalla, Oregon 97038 Project Number: CB121021

GEM
Green Environmental Management

FIGURE 4 - SAMPLE LOCATIONS, HISTORIC USES

