



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263

June 5, 2024

Ethos Commercial Advisors
Attn: Paul Del Vecchio
2222 NE Oregon Street, Suite 208
Portland, OR 97232

RE: No Further Action Determination-Addendum
for Williamsen and Bleid in Portland
ECSI #776

Dear Mr. Del Vecchio:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information and the closure report entitled *Sub-Slab Vapor Assessment Report*, dated December 12, 2023, and submitted to DEQ on your behalf. The Williamsen and Bleid site address is 1835 N. Flint Avenue, Tax Lot 3100 on Multnomah County map 1N1E27DC. The attached Figures 1 and 2 show the site location and boring locations and sample results, respectively.

DEQ previously issued a No Further Action determination for this site on August 8, 2019. A copy of this NFA is attached for reference. The NFA was issued based on occupational use. The property use has transitioned from occupational to residential use.

The property use change necessitated performing sub-slab sampling to evaluate the potential for vapor intrusion into the building. Hydrocon installed two vapor points under the now residential apartment building in 2023. All volatile organic compounds detected are below the residential screening levels. Table 1 shows the sample results.

DEQ has determined that the August 8, 2019, NFA remains valid. This NFA addendum incorporates the change from occupational to residential use into the NFA determination. This determination is based on the DEQ regulations and the facts as we now understand them.

Based on the available information, conditions at the Williamsen and Bleid site remain protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Revised Statutes (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 has updated the Your DEQ Online database to reflect this decision.

This letter is conditioned on the information 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.

Site information and reports supporting this NFA decision may be viewed at <https://ordeq.org/ECSI0776>. DEQ recommends keeping a copy of all documentation associated with this NFA determination with the permanent facility records. If you have any questions, please contact Rob Hood at (503) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

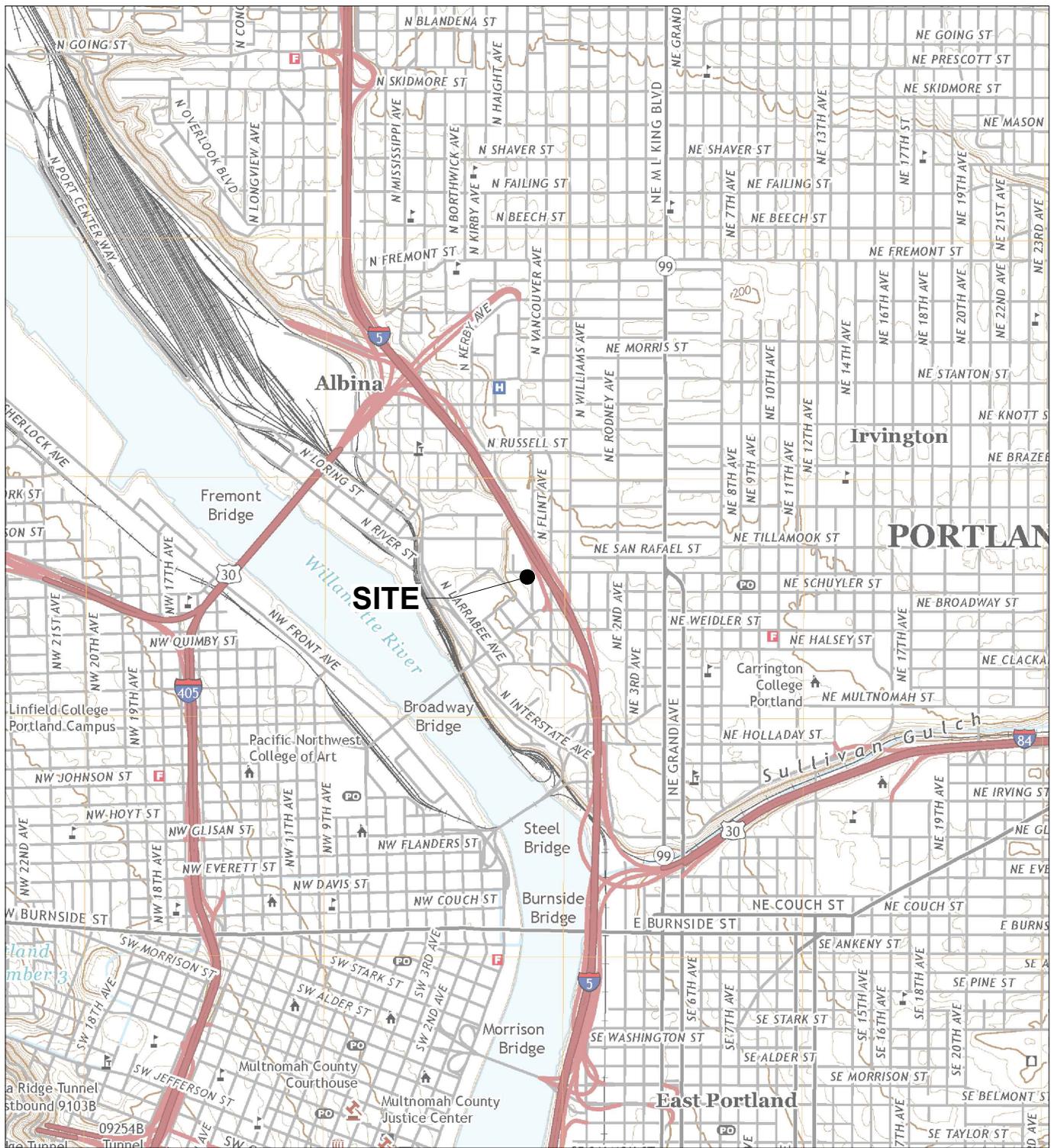
Sincerely,

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

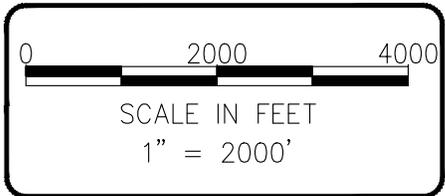
Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Figures 1 and 2, Table 1, 2019 NFA Letter

cc: Katie Daugherty-DEQ, Chris Sheridan-Hydrocon
ECSI #776 File

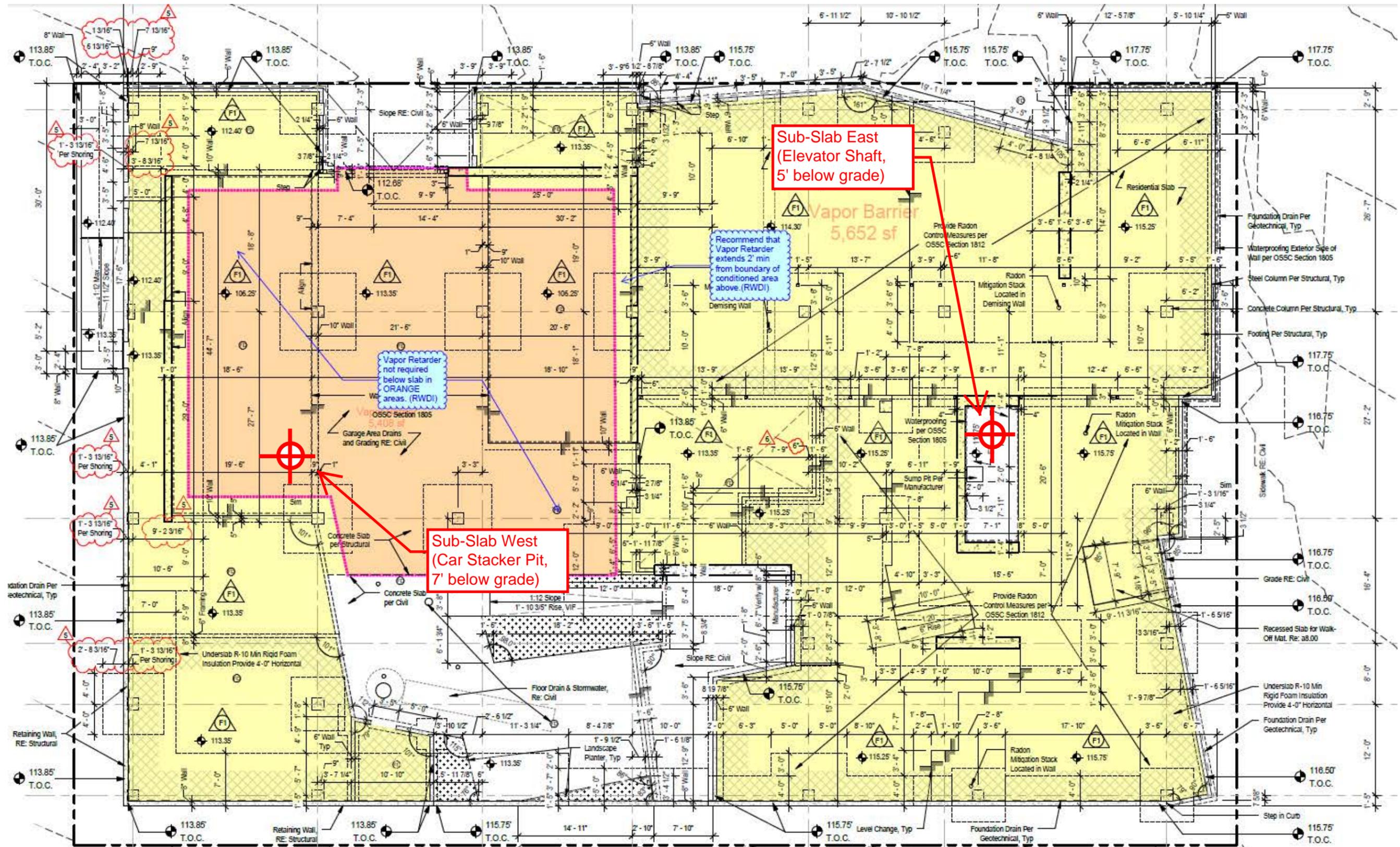


NOTE(S):
 USGS, PORTLAND QUADRANGLE,
 OREGON - WASHINGTON
 7.5 MINUTE SERIES (TOPOGRAPHIC)



DATE: 3/8/23
 DWN: MW
 CHK: DB
 APPROVED: DB
 PRJ. MGR: CD
 PROJECT NO:
 10011-003.00

FIGURE 1
 SITE LOCATION MAP
 ETHOS ANALOG DEVELOPMENT
 1835 N FLINT AVENUE
 PORTLAND, OREGON



SCALE ON PHOTO



DATE: 10-5-23
DWN: CD
CHK: CS
APPROVED: CD
PRJ. MGR: CD
PROJECT NO: 10011-003.00

FIGURE 2
SUB-SLAB VAPOR SAMPLE LOCATIONS

RESIDENTIAL APARTMENT BUILDING
1835 N FLINT AVENUE
PORTLAND, OREGON 97227

Table 1
 Sub-Slab Vapor Analytical Results
 Former Williamsen Bleid / Ethos Analog Building
 1835 N Flint Ave, Portland, Oregon 97227
 ECSI #776 / Project #10011-003.00

| Sample ID | | | Sub-Slab West | Sub-Slab East |
|---|-------|------------|---------------|---------------|
| Collection Date | | | 11/22/23 | 11/22/23 |
| Parameter | Unit | Res. RBCsv | Value | Value |
| Select Volatile Organic Compounds (VOCs) | | | | |
| Acetone | µg/m3 | NITI | 1,100 | 420 |
| Toluene | µg/m3 | 170,000 | <61 | <54 |
| Ethylbenzene | µg/m3 | 37 | 4.6 | 4.2 |
| m,p-Xylenes | µg/m3 | 3,500 | 11 | 7.4 |
| o-Xylenes | µg/m4 | 3,500 | 4.0 | 4.6 |
| Naphthalene | µg/m3 | 2.8 | <2.1 | <1.9 |
| 2-Butanone (MEK) | µg/m3 | 170,000 | <48 | <42 |
| n-Propylbenzene | µg/m3 | NE | <40 | <35 |
| 1,2,4-Trimethylbenzene | µg/m3 | 2,100 | <40 | <35 |
| 1,3,5-Trimethylbenzene | µg/m3 | 2,100 | <40 | <35 |
| Vinyl Chloride | µg/m3 | 5.6 | <2.1 | <1.8 |
| Tetrachloroethene (PCE) | µg/m3 | 360 | <55 | <49 |
| Trichloroethene (TCE) | µg/m3 | 16 | <0.87 | <0.77 |

Notes and Qualifiers: (Q; only shown in Table if reported by laboratory)

< = Compound not detected above the laboratory Reporting Detection Limits (RDLs).

µg/m3 = micrograms per cubic meter

NV = Not Volatile

NITI = No Inhalation Hazard

NE = Not Established

Oregon Department of Environmental Quality Soil Exposure Pathways

RBCsv = Risk-Based Concentration for Soil Vapor Volatilization to Indoor Air

Res. = Residential



Oregon

Kate Brown, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5263

August 8, 2019

MICHAEL NYLAND
11015 SW CAPITOL HIGHWAY
PORTLAND OR 97219

RE: No Further Action Determination
for Williamsen and Bleid in Portland
ECSI #776

Dear Mr. Nyland:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information and the closure report entitled, *Focused Phase II Environmental Site Assessment Report (Revised)*, dated July 31, 2019, and submitted to DEQ on your behalf. The Williamsen and Bleid address is 1835 N. Flint Avenue, Tax Lot 3100 on Multnomah County map 1N1E27DC. The attached Figures 1 and 3 show the site location and boring locations and sample results, respectively.

DEQ has determined that remedial action to address environmental contamination at Williamsen and Bleid is complete, and no further action is required. This determination is based on the DEQ regulations and the facts as we now understand them including, but not limited to the following:

- In the 1920s, the property was filled with unconsolidated fill material. The Property has mainly been used for office and warehouse uses. Williamsen and Bleid painting contractors occupied the property since approximately 1960.
- There are no documented releases of contamination at the site, but the site was reported to the Cleanup Program after a Hazardous Waste inspection identified the former waste storage area as a potential source of historical releases. While low level volatile organic compounds were detected in soil, it appears these detections may be from the unconsolidated fill material, which is located throughout the property. No other potential sources of contamination were identified. Groundwater was not encountered to 31.5 feet below ground surface.
- No remedial actions occurred at the site.
- The property is zoned Central Employment (EX). This zoning allows residential use, but the most reasonably likely property use is occupational (current use). As a result, DEQ evaluated results to screening levels for occupational and construction/excavation worker use scenarios.

Based on the available information, soil conditions at Williamsen and Bleid are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Revised Statutes (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 has updated the Environmental Cleanup Site Information System (ECSI) database to reflect this decision.

This letter is conditioned on the information 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 Hydrocon's closure report supporting this No Further Action decision can be viewed at [https://www.deq.state.or.us/Webdocs/Controls/Output/PdfHandler.ashx?p=c940e4c5-3ade-4f35-8c90-964d5651224apdf&s=ECSI%20776%201835%20N%20Flint%20Phase%20I%20I%20Report%20Final%20\(Revised\)%2020190731.pdf](https://www.deq.state.or.us/Webdocs/Controls/Output/PdfHandler.ashx?p=c940e4c5-3ade-4f35-8c90-964d5651224apdf&s=ECSI%20776%201835%20N%20Flint%20Phase%20I%20I%20Report%20Final%20(Revised)%2020190731.pdf). 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 Rob Hood at (503) 229-5617, or via email at hood.robert@deq.state.or.us.

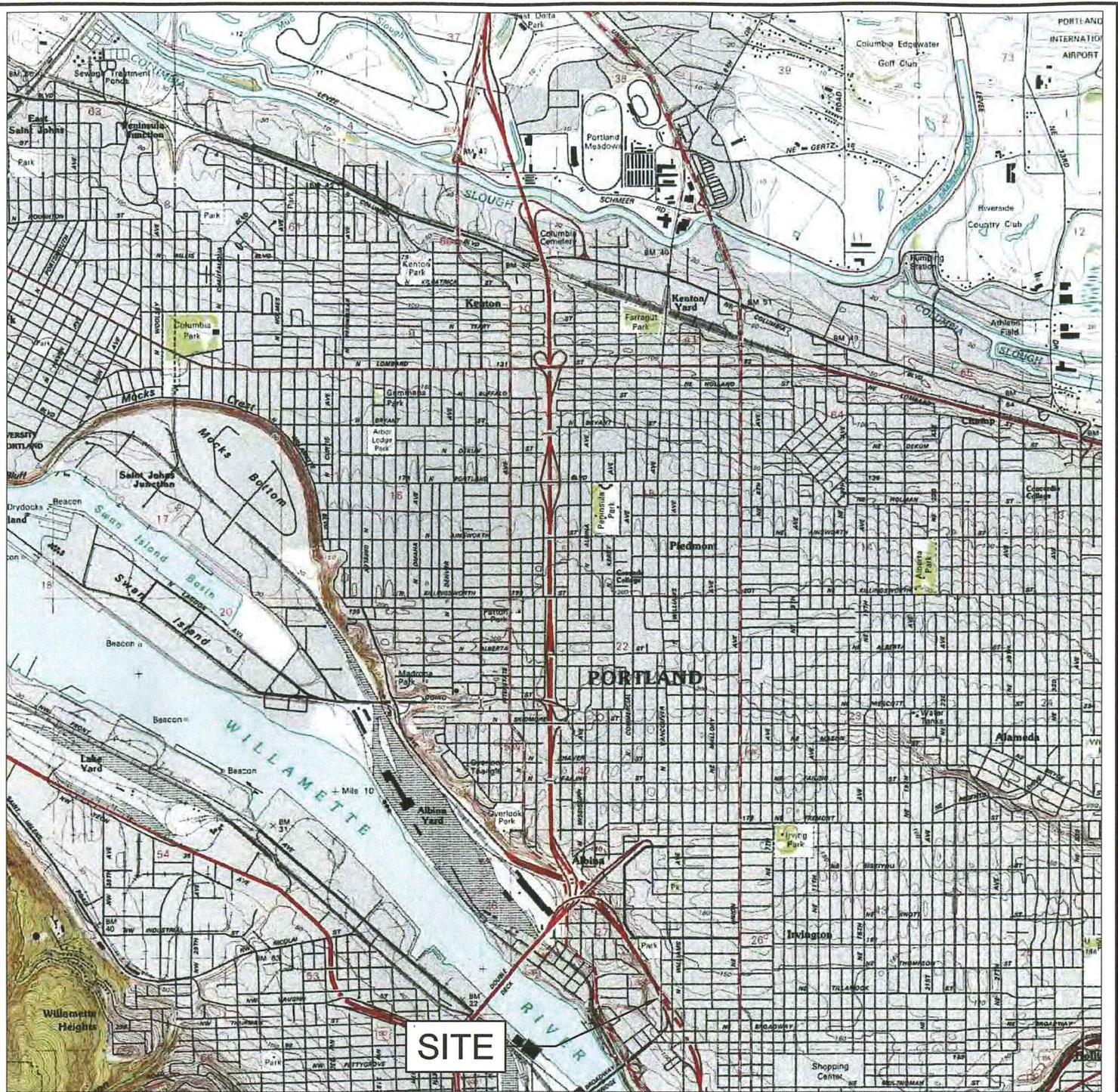
Sincerely,

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Kevin Parrett, Manager
Northwest Region Cleanup Section

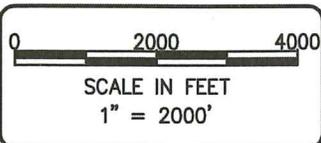
Attachments: Figures 1 and 3

cc: Jeff Schatz-DEQ, Brian Pletcher-Hydrocon
ECSI #776 File



NOTE(S):

1. USGS, PORTLAND, OREGON
QUADRANGLE 7.5 MINUTE SERIES
(TOPOGRAPHIC)

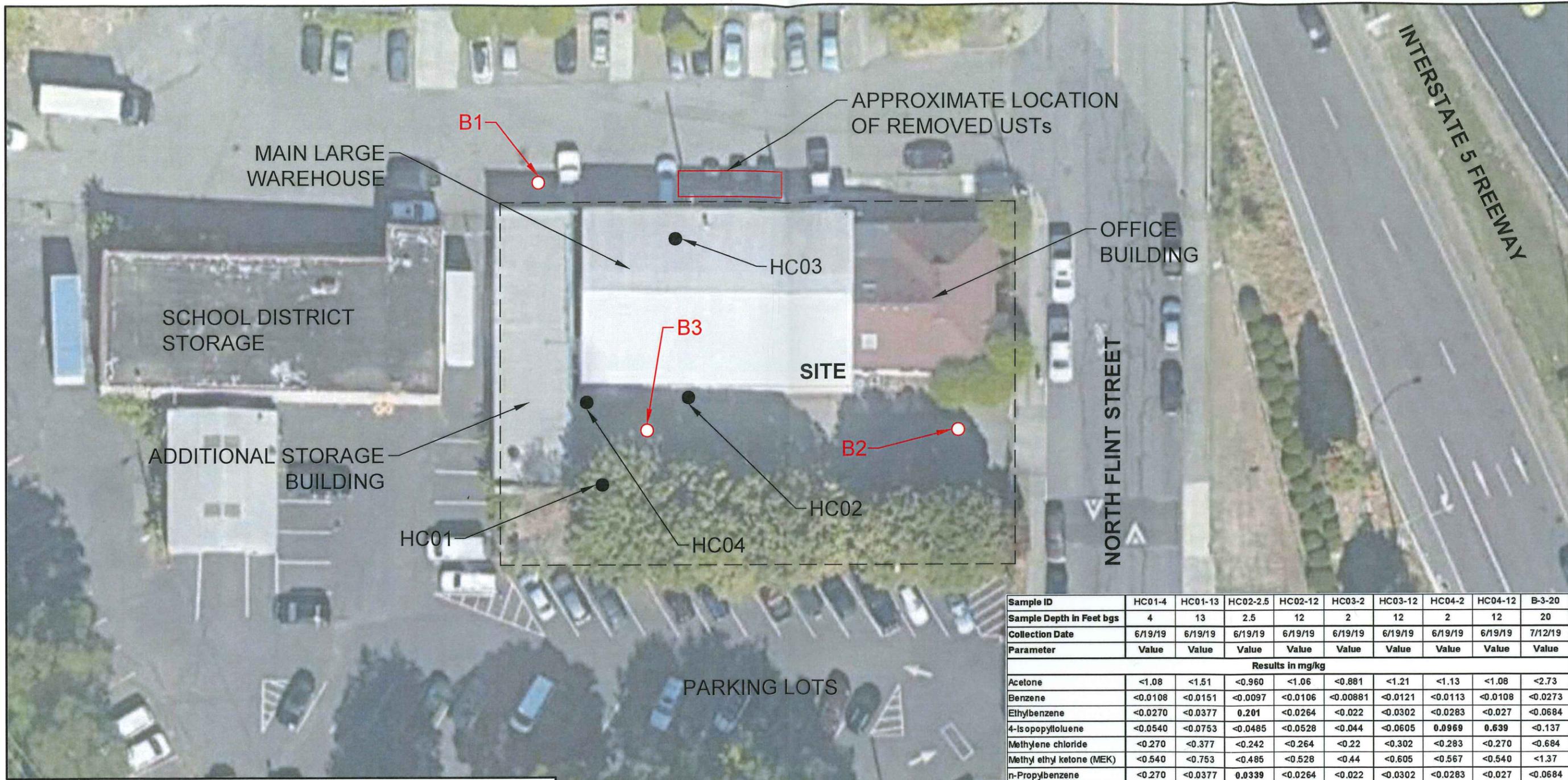


HydroCon
314 15th St Suite 300, Vancouver WA Ph: (360) 706-6079

DATE: 04-19-19
DWN: DB
CHK: DB
APPROVED: DB
PRJ. MGR: DB
PROJECT NO:
2019-022

FIGURE 1
SITE LOCATION
PHASE I ENVIRONMENTAL SITE ASSESSMENT

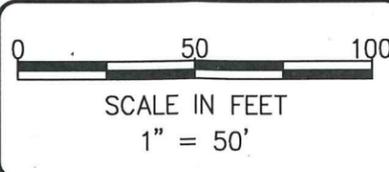
183 NORTH FLINT STREET
PORTLAND, OREGON



LEGEND

- PROPERTY BOUNDARY
- APPROXIMATE LOCATION OF REMOVED USTs
- BORING LOCATION AND DESIGNATION
- GEOTECH BORING LOCATION AND DESIGNATION

| Sample ID | HC01-4 | HC01-13 | HC02-2.5 | HC02-12 | HC03-2 | HC03-12 | HC04-2 | HC04-12 | B-3-20 |
|---------------------------|---------|---------|----------|---------|----------|---------|---------|---------|---------|
| Sample Depth in Feet bgs | 4 | 13 | 2.5 | 12 | 2 | 12 | 2 | 12 | 20 |
| Collection Date | 6/19/19 | 6/19/19 | 6/19/19 | 6/19/19 | 6/19/19 | 6/19/19 | 6/19/19 | 6/19/19 | 7/12/19 |
| Parameter | Value | Value | Value | Value | Value | Value | Value | Value | Value |
| Results in mg/kg | | | | | | | | | |
| Acetone | <1.08 | <1.51 | <0.960 | <1.06 | <0.881 | <1.21 | <1.13 | <1.08 | <2.73 |
| Benzene | <0.0108 | <0.0151 | <0.0097 | <0.0106 | <0.00881 | <0.0121 | <0.0113 | <0.0108 | <0.0273 |
| Ethylbenzene | <0.0270 | <0.0377 | 0.201 | <0.0264 | <0.022 | <0.0302 | <0.0283 | <0.027 | <0.0684 |
| 4-Isopropyltoluene | <0.0540 | <0.0753 | <0.0485 | <0.0528 | <0.044 | <0.0605 | 0.0969 | 0.639 | <0.137 |
| Methylene chloride | <0.270 | <0.377 | <0.242 | <0.264 | <0.22 | <0.302 | <0.283 | <0.270 | <0.684 |
| Methyl ethyl ketone (MEK) | <0.540 | <0.753 | <0.485 | <0.528 | <0.44 | <0.605 | <0.567 | <0.540 | <1.37 |
| n-Propylbenzene | <0.270 | <0.0377 | 0.0339 | <0.0264 | <0.022 | <0.0302 | <0.0283 | <0.027 | <0.0684 |
| Naphthalene | <0.108 | <0.151 | <0.0970 | <0.106 | 1.76 | <0.121 | 1.90 | 14.8 | <0.273 |
| Tetrachloroethene (PCE) | <0.0270 | 0.0844 | <0.242 | 0.0739 | <0.022 | <0.0302 | <0.0283 | 0.0302 | <0.0684 |
| Toluene | <0.0540 | <0.0753 | 0.439 | <0.0528 | <0.044 | <0.0605 | <0.0567 | <0.054 | <0.137 |
| 1,2,4-Trimethylbenzene | <0.0540 | <0.0753 | 0.127 | <0.264 | <0.22 | <0.0605 | 0.142 | 0.287 | <0.137 |
| 1,3,5-Trimethylbenzene | <0.0540 | <0.0753 | <0.0485 | <0.264 | <0.22 | <0.0605 | <0.0567 | 0.104 | <0.137 |
| Total Xylenes | 0.0286 | <0.0753 | 0.979 | <0.0528 | <0.044 | <0.0605 | 0.0283 | 0.0448 | <0.137 |



DATE: 07-31-19
 DWN: DB
 CHK: BP
 APPROVED: BP
 PRJ. MGR: DB
 PROJECT NO:
 2019-022

FIGURE 3
 BORING LOCATIONS AND SAMPLE RESULTS
 PHASE II ENVIRONMENTAL SITE ASSESSMENT
 183 NORTH FLINT STREET
 PORTLAND, OREGON

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