



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5696
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TTY 711

June 27, 2024

Jesse Paulson
2607 SW Custer St
Portland, OR 97219

RE: No Further Action Determination
for Paulson Residence
Cleanup File ID No. 6537

Dear Mr. Paulson:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Paulson Property, including the closure report entitled *Paulson HOT Cleanup Report* dated December 2022, which was prepared by HydroCon LLC (HydroCon). The Paulson Property address is 4626 NE 87th Ave Portland, Oregon, also described as Tax Lot 4900 on Multnomah County Map **1N2E21BD**.

DEQ has determined that remedial action to address environmental contamination at the Paulson site 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:

- The property is 0.14 acres and is a residential property which was formerly heated by an above ground heating oil tank.
- In December 2019 a heating oil supplier overfilled the 275 above ground heating oil tank located in the basement of the residence. An estimated 377 gallons were reportedly pumped into the tank although the exact volume of heating oil that spilled is not known. The release was large enough to cover the basement floor with heating oil. Subsequent site investigations confirmed that the heating oil penetrated the concrete basement floor slab and impacted sub-slab soils.
- In April 2021 EVREN Northwest, Inc. (EVREN) completed initial site characterization in a report not submitted to the DEQ, DEQ understands that the EVREN report suggested site cleanup and further investigation.
- On August 24th 2022, HydroCon began remediation activities which included removal of diesel contaminated concrete from the floor and walls of the basement, removal of diesel contaminated soil from beneath the basement floor, and removal of the above ground heating oil tank. In addition, although performed without DEQ oversight, HydroCon installed approximately 50 feet of perforated polyethylene tubing in the crawlspace and connected it to an existing radon mitigation system. Negative pressure measurements indicated the system has little to no influence in the area of the remaining contamination pockets, however.
- In total, 9.8 tons of contaminated concrete and 29.7 tons of contaminated soil were removed and disposed of at Waste Management's Hillsboro Landfill.
- After removal of contaminated soil and concrete, 36 confirmation soil samples were collected to define the magnitude and extent of remaining contaminated soil.

- Two small areas of contamination remained in areas inaccessible for excavation, one area beneath the chimney with the highest remaining contamination at 6,480 parts-per-million (ppm) diesel-range hydrocarbons and one area beneath the southeast foundation wall with the highest remaining contamination at 14,400 ppm diesel range hydrocarbons. Neither sample contained benzene, toluene, ethylbenzene, xylenes (BTEX) or polycyclic aromatic hydrocarbons (PAHs) above relevant risk-based concentrations. Estimated remaining contamination above 500 ppm diesel range hydrocarbons is below 2 yds³. A Contaminated Media Management Plan has been prepared if future construction at the site exposes contaminated soil for removal.
- Due to the shallow nature of residual contaminated soil, a soil vapor investigation was conducted on site to address potential soil vapor and indoor air impacts. Due to the use of epoxy sealant on the restored concrete floor slab, indoor air sampling was determined to be infeasible.
- Four vapor samples were collected from this site, one sample (RRE-01) was collected on 8/28/2023 from the stack effluent of the radon mitigation system installed at the house, one sub slab sample (SSV01) was collected on 10/31/2023 midway between the two pockets of remaining soil contamination, and two sub slab soil vapor samples (SSV02 and SSV03) were collected on 1/3/2024. SSV02 was collected very near to SSV01 and SSV03 was collected midway between the north foundation wall and the center of the house.
- The stack effluent and sub-slab samples were tested for diesel range petroleum hydrocarbons, BTEX, and naphthalene. None of these samples had results that exceeded the RBC for soil vapor volatilization to indoor air.
- Groundwater is expected to be 100-120 feet deep on site and no groundwater was encountered during this investigation.
- The site is devoid of current habitat with the exception of minor landscaping and there are no nearby surface water bodies. Based on the location, shallow depth and limited volume of remaining soil contamination, ecological receptors are unlikely to be impacted.

Based on the available information, soil conditions at the Paulson Residence 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 has updated the Your DEQ Online (YDO) 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 HydroCon LLC closure report and related memoranda supporting this No Further Action decision can be viewed at https://ordeq-edms-public.govonlinesaas.com/pub/pub-rcd/projects/review/9/49861;tab=result_9;tab2=subattachment. 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 Conrad Barry at (503) 799-6635 or via email at conrad.barry@deq.oregon.gov.

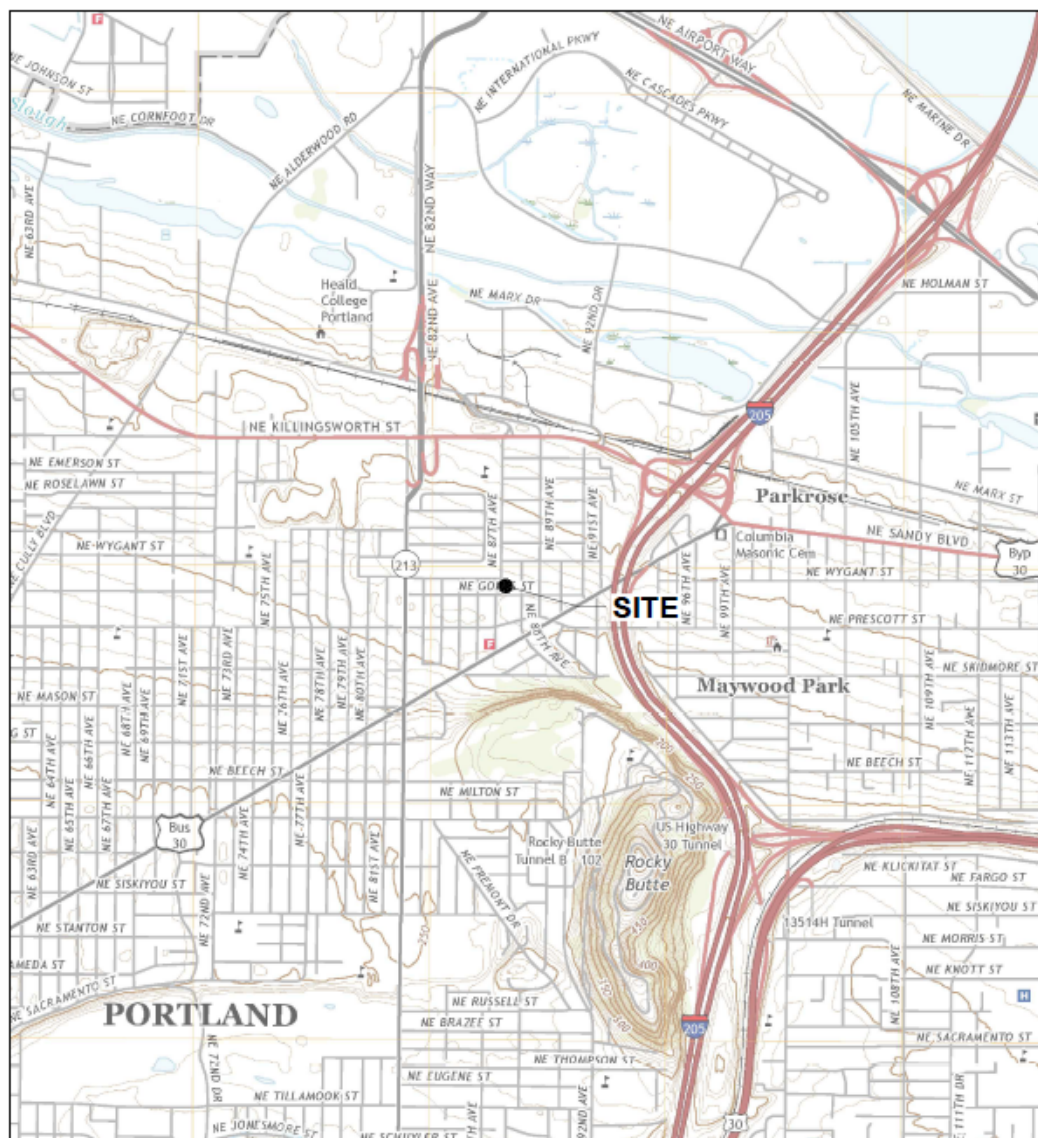
Sincerely,

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

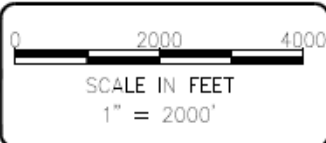
Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment(s): Site Vicinity Map
Site Map

cc: Jeffrey K. Schatz, DEQ
Jesse Paulson
ESCI File 6537



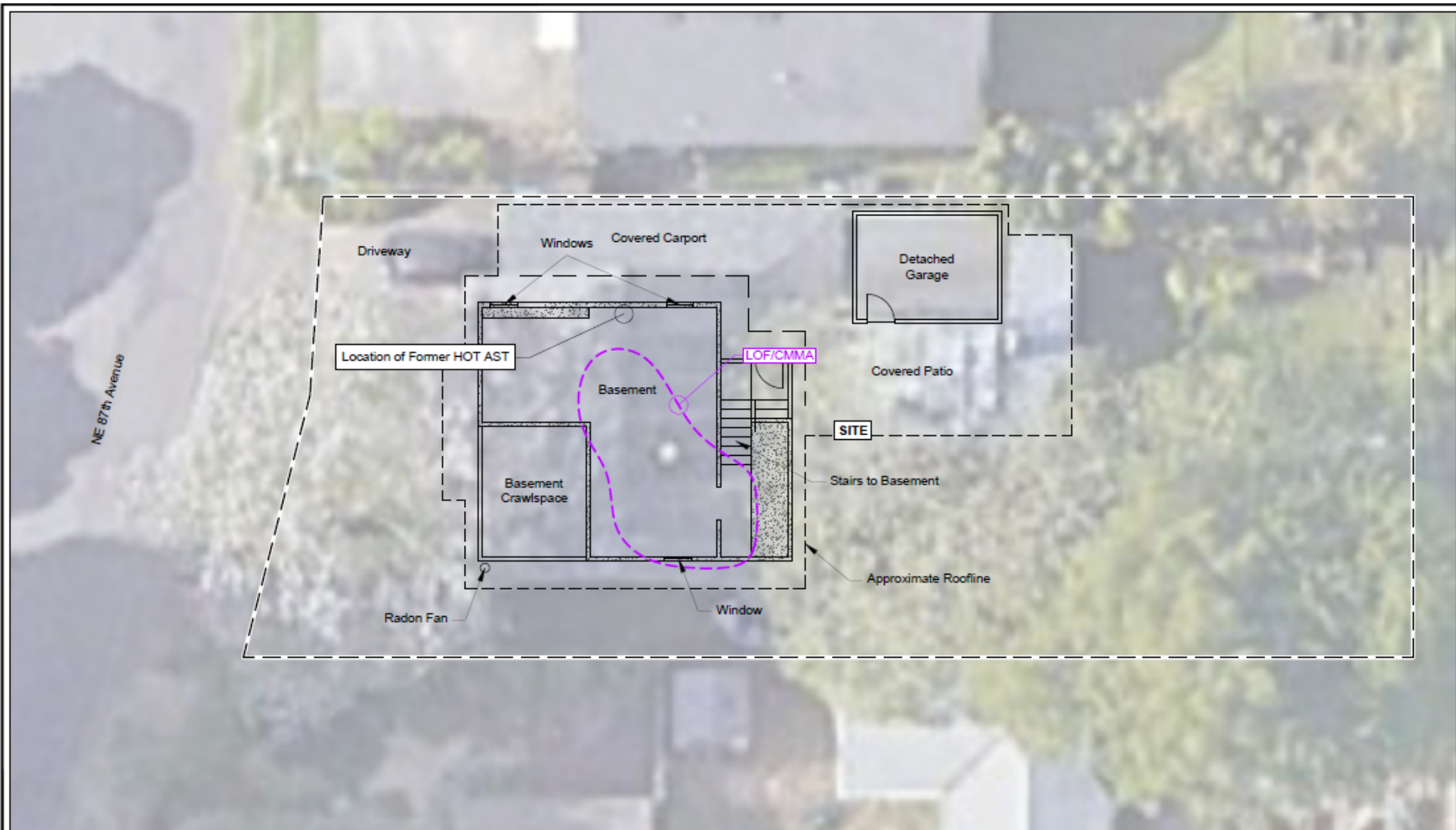
NOTE(S):
USGS, MOUNT TABOR QUADRANGLE
OREGON - WASHINGTON
7.5 MINUTE SERIES (TOPOGRAPHIC)



DATE: 06-14-24
DWN: MW
CHK: CS
APPROVED: CS
PRJ. MGR: CS
PROJECT NO: 10033-002

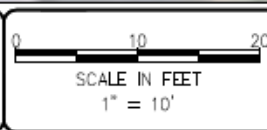
FIGURE 1
SITE LOCATION MAP

PAULSON RESIDENCE
4826 NE 87TH AVENUE
PORTLAND, OREGON



Legend

— — Subject Site Property Boundary (Approximate)



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**FIGURE 3
SITE FEATURES**

PAULSON RESIDENCE
2646 NE 87TH AVENUE
PORTLAND, OREGON