



# Oregon

Tina Kotek, Governor

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

July 3, 2024

Murphy Company  
c/o Dan Hollingshead  
2350 Prairie Road  
Eugene, Oregon

RE: No Further Action Determination  
for Murphy Property  
LUST #03-20-0393

Dear Mr. Hollingshead:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Murphy property, including the closure report entitled *Underground Storage Tank*, dated April 13, 2023, which was submitted to DEQ by Soil Solutions on your behalf. The Murphy Property address is 3063 SE Harrison Street, Clackamas County Tax Lot map 11E25CD, tax lot 5700. Figure 1 shows the site location.

DEQ has determined that remedial action to address environmental contamination at the Murphy Property 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:

- The property is a commercial property located in downtown Milwaukie.
- The cause of contamination is from three underground storage tanks on the property. The tanks ranged in size from 7,500-, 9,000- and 6000-gallons each (tanks 1, 2, and 3).
- Affected media are soil and groundwater (encountered at 15 feet below ground surface(bgs)). Groundwater was impacted by low levels of volatile organic compounds (VOCs) only.
- The three tanks were decommissioned by removal in May and June 2020. Approximately, 100 tons of soil were removed from inside and around tank 1 and transported to Hillsboro Landfill. 1,000 gallons of liquid removed from tanks 2 and 3 were taken to Oil Re-Refining Company for recycling. Approximately, 196 tons of soil were removed from the tanks 2 and 3 pit and transported to Hillsboro Landfill for disposal. Figures 2-4 show the tanks locations and results.
- After soil removal at tank 1, up to 1,700 parts per million (ppm) of gasoline and 720 ppm of diesel/heavy oil remained in-place. It was estimated that 12 cubic yards of contaminated soil remain near the former tank 1 location. Up to 150 parts per billion (ppb) of diesel/heavy oil were detected in groundwater. However, the sample was then analyzed using the silica gel cleanup method and diesel/heavy oil were not detected. Limited VOCs were detected at levels below applicable commercial risk-based cleanup levels. All petroleum-contaminated soil was removed from the vicinity of tank 3, up to 150 ppm of gasoline remains in-place at former tank 2, and up to 1,700 ppm gasoline, 710 ppm diesel, and 1,200 ppm heavy oil and 2 ppm of benzene remain in-place at tank 1.
- Land use is commercial and it is anticipated it will remain commercial. All remaining soil concentrations are below applicable exposure pathways which include: vapor intrusion into buildings, volatilization to outdoor air, and soil ingestion, dermal contact, and inhalation.

- Drinking water is provided by the City of Milwaukie and the site is not within a drinking water protection zone. The closest water well is approximately 850 feet to the southeast and is apparently upgradient of the site.
- An ecological exposure evaluation was not conducted, but based on the fact this contamination was released below the surface and there are no creeks or wetlands in the vicinity, it is highly unlikely there are ecological issues associated with this release.

Based on the available information, soil and groundwater conditions at Murphy are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Administrative Rules 340-122-0205 through 340-122-0360. 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(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 Soil Solutions closure report, dated April 13, 2023, supporting this No Further Action decision can be viewed at [https://ormswd2.synergydcs.com/HPRMWebDrawer/Record?q=webdrawercode%3A%22\\*089\\*%22+And+recAnyWord%3A%22LUST03-20-0393%22&sortBy=](https://ormswd2.synergydcs.com/HPRMWebDrawer/Record?q=webdrawercode%3A%22*089*%22+And+recAnyWord%3A%22LUST03-20-0393%22&sortBy=). 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 Rob Hood at (503) 860-9661, or via email at [Robert.Hood@deq.oregon.gov](mailto:Robert.Hood@deq.oregon.gov).

Sincerely,



Kevin Parrett, Manager  
Northwest Region Cleanup Section

Attachments: Figures 1-4

cc: Tess Cadhill-Soil Solutions  
LUST #03-20-0393 File



Figure 2: Site Location Map  
 3063 SE Harrison Street  
 Milwaukie, OR 97222  
 DEQ #03-20-0393  
 UST Site ID #9355

PROJECT: UST

DATE: 4/13/23

0 |—————| 500 feet

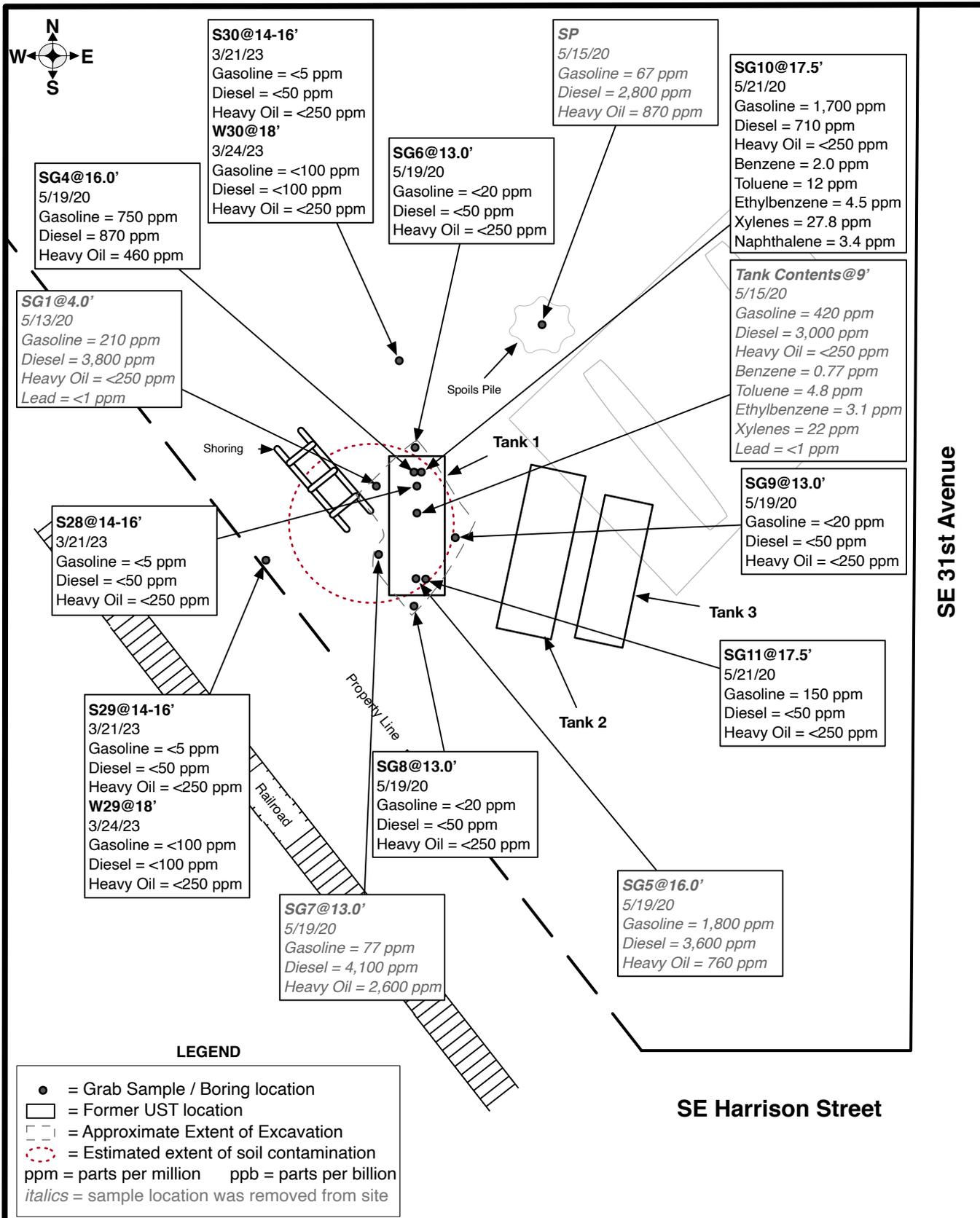


Figure 2: Site Map - Tank 1  
3063 SE Harrison Street  
Milwaukie, OR 97222  
DEQ #03-20-0393  
UST Site ID #9355

PROJECT: UST  
DATE: 4/13/23  
SCALE: 1" = 20'

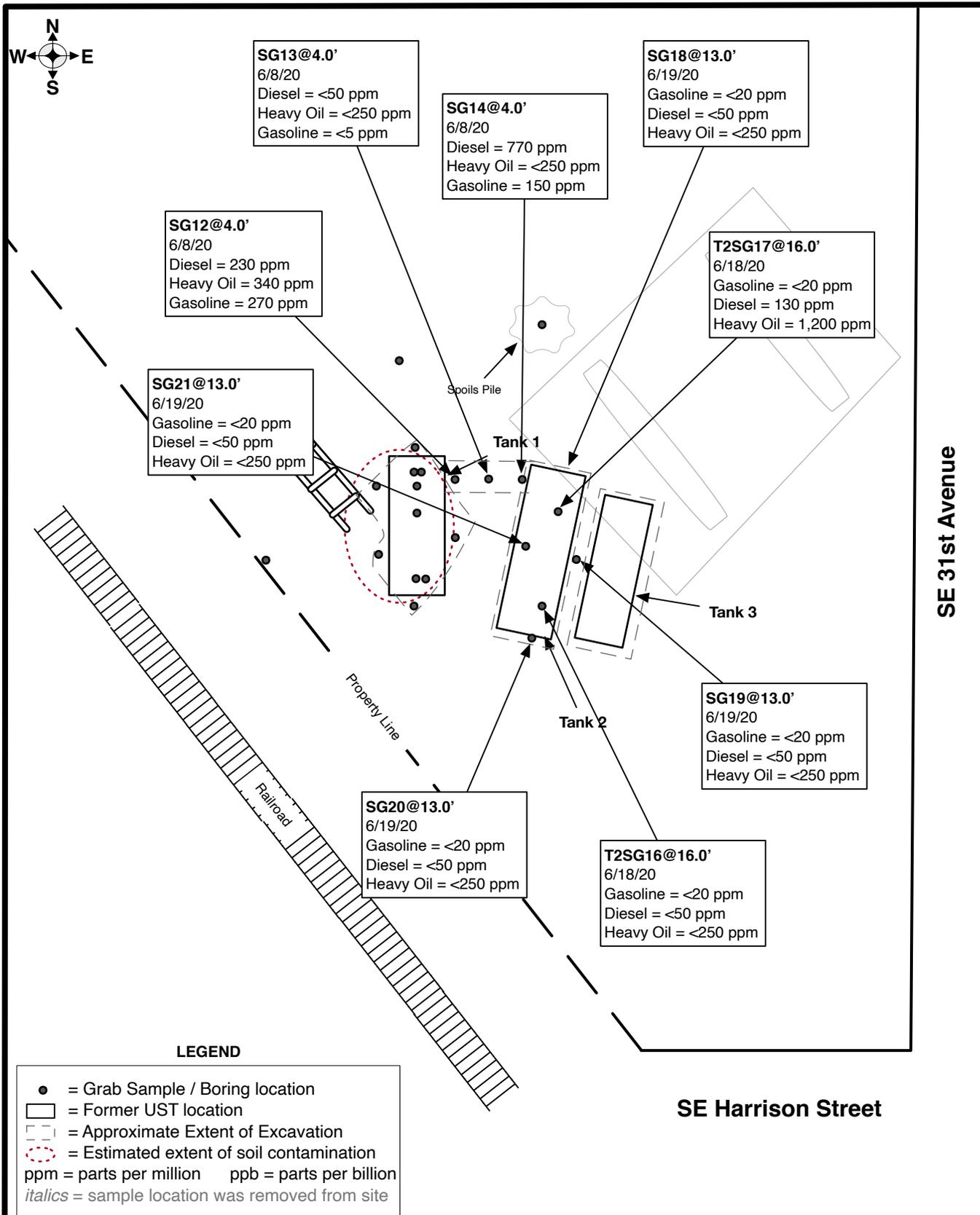
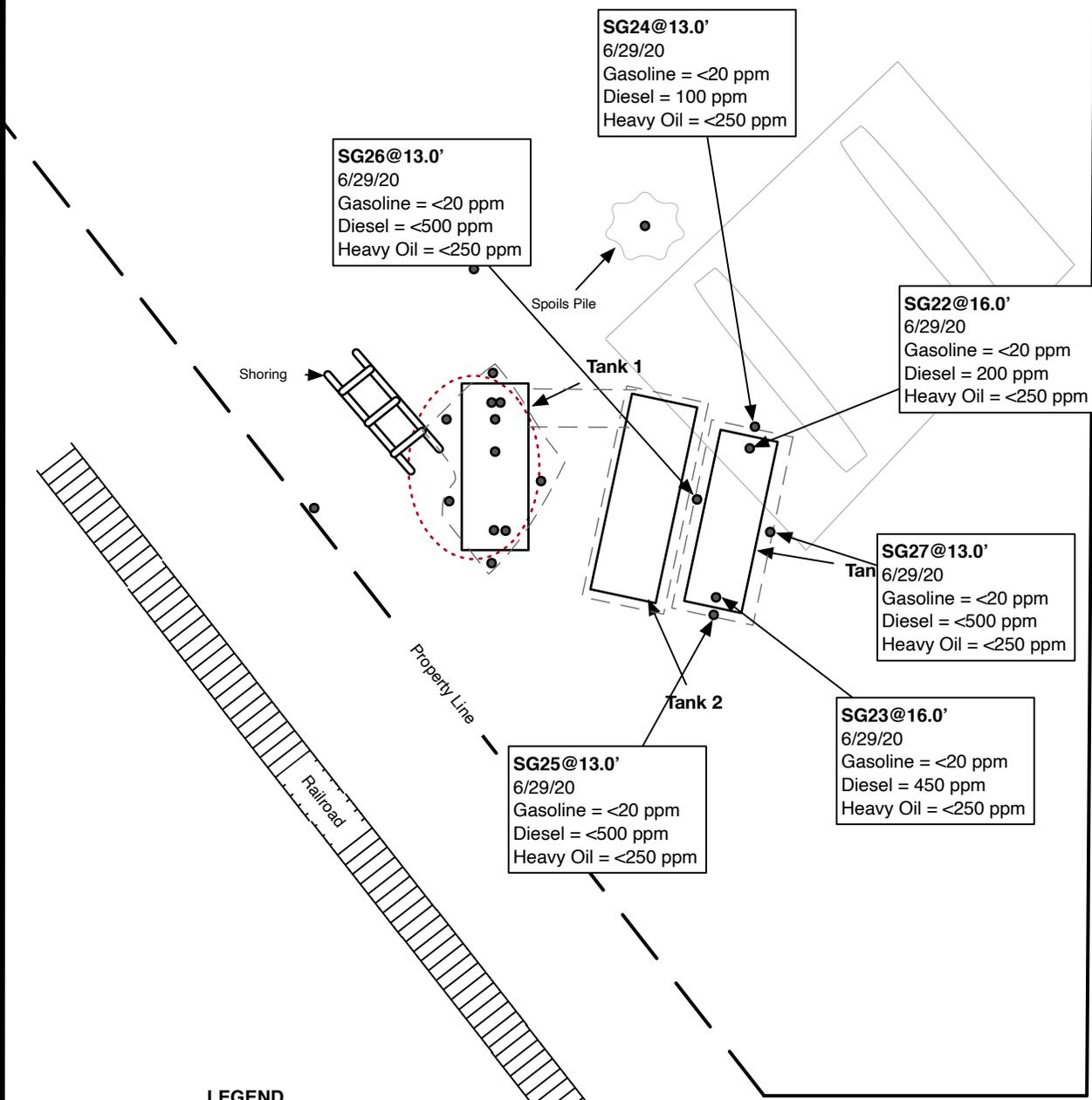


Figure 3: Site Map - Tank 2  
3063 SE Harrison Street  
Milwaukie, OR 97222  
DEQ #03-20-0393  
UST Site ID #9355

PROJECT: UST  
DATE: 4/13/23  
SCALE: 1" = 20'





**SG26@13.0'**  
6/29/20  
Gasoline = <20 ppm  
Diesel = <500 ppm  
Heavy Oil = <250 ppm

**SG24@13.0'**  
6/29/20  
Gasoline = <20 ppm  
Diesel = 100 ppm  
Heavy Oil = <250 ppm

**SG22@16.0'**  
6/29/20  
Gasoline = <20 ppm  
Diesel = 200 ppm  
Heavy Oil = <250 ppm

**SG27@13.0'**  
6/29/20  
Gasoline = <20 ppm  
Diesel = <500 ppm  
Heavy Oil = <250 ppm

**SG23@16.0'**  
6/29/20  
Gasoline = <20 ppm  
Diesel = 450 ppm  
Heavy Oil = <250 ppm

**SG25@13.0'**  
6/29/20  
Gasoline = <20 ppm  
Diesel = <500 ppm  
Heavy Oil = <250 ppm

**LEGEND**

- = Grab Sample / Boring location
- = Former UST location
- (dashed) = Approximate Extent of Excavation
- (dotted) = Estimated extent of soil contamination
- ppm = parts per million    ppb = parts per billion
- italics* = sample location was removed from site



Figure 4: Site Map - Tank 3  
3063 SE Harrison Street  
Milwaukie, OR 97222  
DEQ #03-20-0393  
UST Site ID #9355

PROJECT: UST  
DATE: 4/13/23  
SCALE: 1" = 20'