



Oregon

Tina Kotek, Governor

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

July 3, 2024

Jeff Mincheff
Mincheff and Mincheff Investments II LLC
3336 NE 32nd Place
Portland, OR 97212

RE: No Further Action Determination
for 1623-1637 NE Broadway, Portland, Oregon
LUST # 26-22-0099

Dear Mr. Mincheff:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 1623-1637 NE Broadway property, including the closure report entitled *Underground Storage Tank Decommissioning Report*, not dated, which was submitted to DEQ by Environmental Works, LLC on your behalf. The 1623-1637 NE Broadway address is 1623-1637 NE Broadway, Tax Lot 11500 on Multnomah County tax map 1N1E26DC. Figure 1 shows the property and sample locations.

DEQ has determined that remedial action to address environmental contamination at the 1623-1637 NE Broadway 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 used for commercial purposes.
- The cause of contamination was from on 330-gallon underground storage tank (UST).
- The affected media is soil. Up to 236 parts per million (ppm) of gasoline and 158 ppm of diesel were detected in samples above the tank near the fill during tank decommissioning.
- The tank was decommissioned in-place in 2022. Approximately 2 gallons of sludge and 2 gallons of water were transported to ORRCO for recycling and 0.86 yards of soil were taken to Hillsboro Landfill.
- Confirmation soil samples were non-detect.
- Potential impacts to ecological receptors were not evaluated since no ecological areas of concern were identified as all contamination was removed.

Based on the available information, soil conditions at the 1623-1637 NE Broadway site 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 Environmental works closure report 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%22LUST26-22-0099%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.

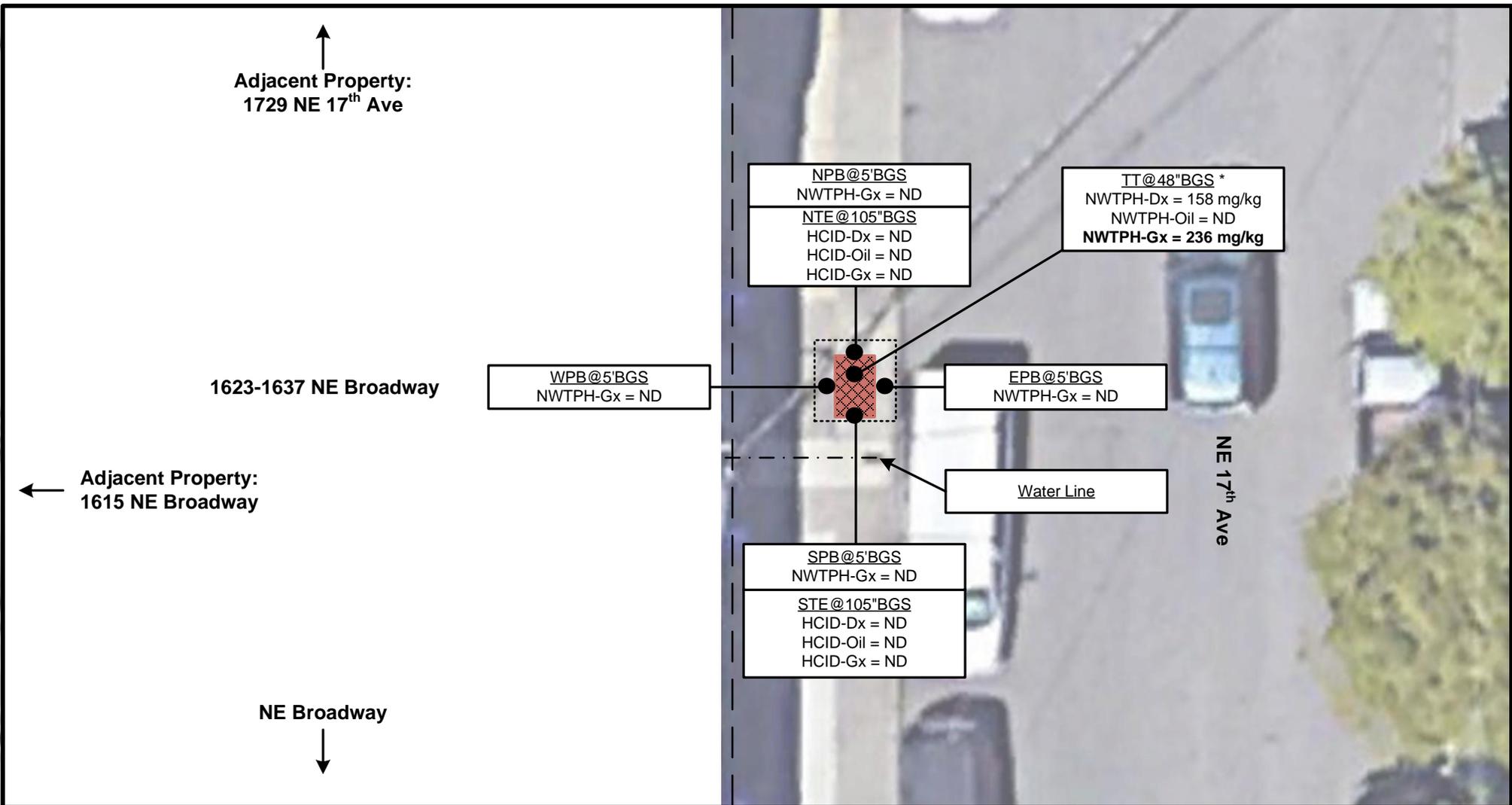
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachment: Site Map-Figure 1

cc: Alexi Avila-Environmental Works, LLC
LUST #26-22-0099 File



LEGEND

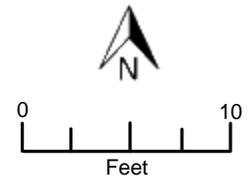
Dx = Diesel-Range Hydrocarbons
 ND = Not Detected above Method Reporting Limits
 mg/kg = milligrams per kilogram
 UST = Underground Storage Tank
 ' = feet
 * = inches
 * = Sample Removed

UST Location

Soil Sample Locations

Property Boundary

Extent of Excavation



Note: All Locations are Approximate



22820 NE Sandy Blvd
 Fairview, OR 97024

FIGURE 1: SITE MAP WITH SOIL SAMPLE LOCATIONS

UNDERGROUND STORAGE TANK
 SOIL MATRIX REPORT
 1623-1637 NE Broadway
 Portland, OR 97232