



Oregon

Tina Kotek, Governor

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

July 30, 2024

Patrick Sauerland
Walgreens
104 Wilmot Road, MS144G
Deerfield, IL 60015

RE: No Further Action Determination
for Walgreens Site-Gladstone
ECSI #5351

Dear Patrick Sauerland:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Walgreens Site-Gladstone property, including the closure report entitled *Additional Site Characterization*, dated December 24, 2023, which was submitted to DEQ by Partner Engineering and Science, Inc. on your behalf. The Walgreens Site-Gladstone address is 20100 McLoughlin Boulevard, Tax Lots 22E20 1300 and 1400. Figures 1 through 3 show the site location and chemicals of concern in soil and groundwater, respectively.

DEQ has determined that the investigations to address environmental contamination at Walgreens Site-Gladstone 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:

- A portion of the site was reportedly developed for commercial use by 1948 and redeveloped with the current structure in 2010. A dump pit and undocumented fill was located on the eastern portion of property in the late the 1950s. A service station was located in the northwest portion of site in the 1940s and 1950s. The property was used by various commercial tenants from 1960 to 2008, including a dry cleaner in the 1960s; Gladstone Lanes from 1986 to 2003; and Walgreens pharmacy from 2010 to present.
- The dump pit area/fill material, a former gas station, and a former dry cleaner tenant of the former bowling alley building are the potential causes of contamination.
- Soil, soil gas, and groundwater are affected media.
- The depth to groundwater at the site ranged from 30 feet to 41 feet below ground surface. Groundwater flow was determined to be towards the south. No free product was encountered during investigation activities.
- Up to 5.3 parts per million (ppm) of gasoline, 28.2 ppm of diesel, and 1,720 ppm of heavy oil were detected in soil samples. Acetone, chloroform, tetrachloroethene (PCE), arsenic, barium, chromium, lead, selenium, and mercury were detected in one or more soil samples at concentrations above laboratory reporting limits. All detections are below either applicable risk-based concentrations or background concentrations.
- A concentration of 2,310 parts per billion (ppb) of diesel was detected in a temporary well point (B-5). Monitoring wells were installed and diesel was detected in wells MW-1 at 235 ppb and MW-2 at 219 ppb. Concentrations of the following dissolved metals were detected in one or more wells:

arsenic, barium, and lead. Polynuclear aromatic hydrocarbons and volatile organic compounds were not detected at concentrations above laboratory reporting limits. Detected concentrations are less than applicable risk-based concentrations.

- VOCs were detected in soil gas samples at levels below applicable risk-based concentrations.
- The property is zoned General Commercial (C-3) and is anticipated to remain commercial.
- Water is supplied by the North Clackamas County Water Commission.
- The Clackamas River is approximately ¾-mile from the site. Residual contamination is localized to the site and is not expected to impact the river.

Based on the available information, soil, soil gas, and groundwater conditions at Walgreens Site-Gladstone 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(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. Monitoring wells should be maintained or decommissioned in accordance with Oregon Water Resources Department regulations.

A copy of the Partner closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/ECSI5351>. 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) 860-9661, or via email at Robert.Hood@deq.oregon.gov.

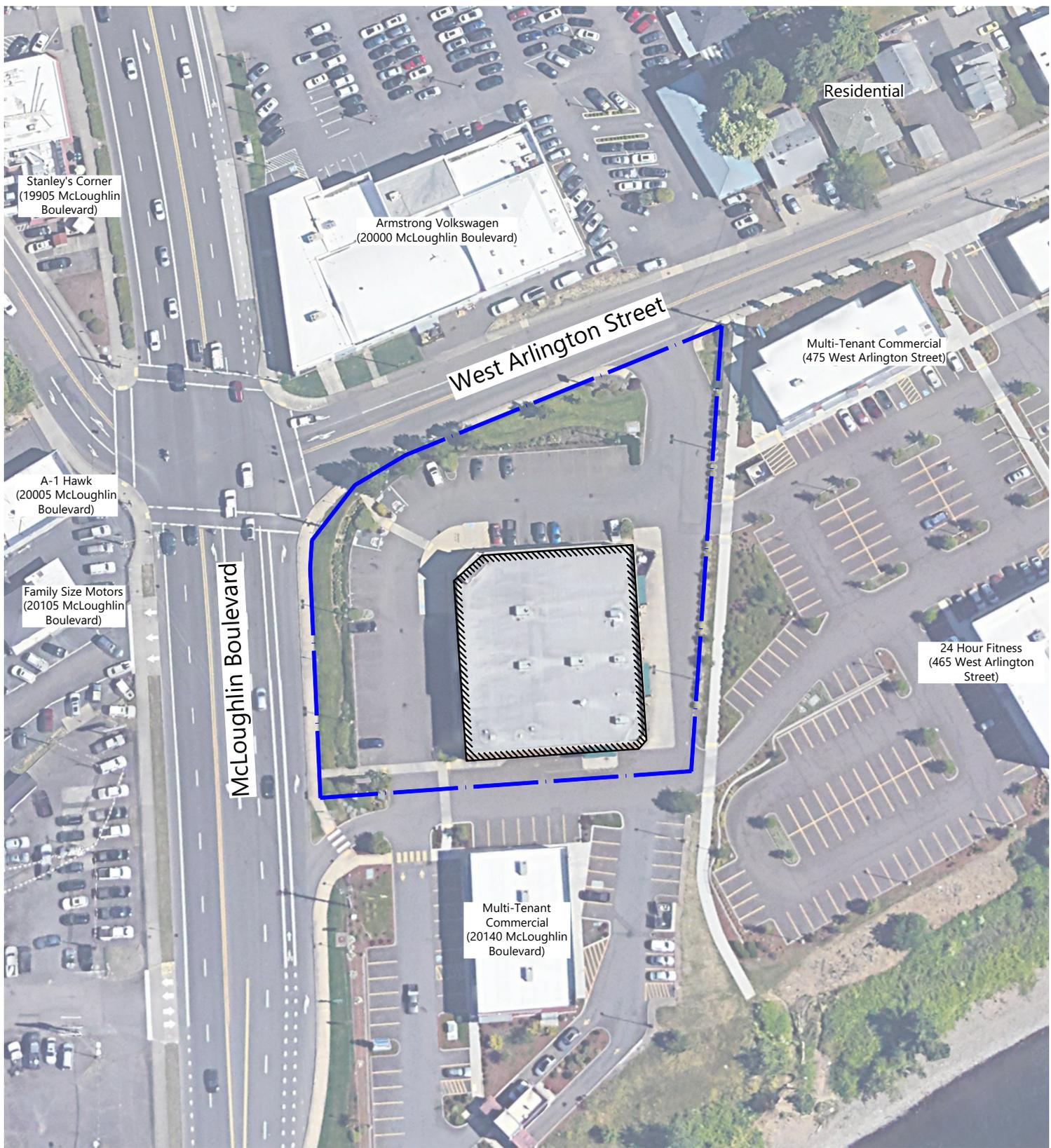
Sincerely,



Kevin Parrett, Manager
Northwest Region Cleanup Section

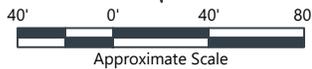
Attachments: Figures 1 through 3

cc: Marty Acaster-Partner
Water Resources Department Well Construction Program Coordinator-Kris Byrd
ECSI #5351 File



Legend and Notes:

— Site Boundary



Title: Site Location Map			
Figure: 1	Prepared By: AS	Date: May 2023	Project Number: ES22-373036
Address: 20100 McLoughlin Boulevard Gladstone, Oregon 97027			

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West Arlington Street

B5 August 22 and 23, 2022						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
20	1.57 B J	28.2	207	<0.00400	7.66	330
40	5.3	<5.35	<13.4	0.0215	7.58	9.57

B4 August 22 and 23, 2022						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
5	1.97 B J	17.4 J	229	<0.00373	3.09	22.7

Parking Lot

McLoughlin Boulevard

B5 MW-1

B4

B3

B1 August 22 and 23, 2022						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
5	2.13 B J	3.06 J	14.5	<0.00425	2.8	14.2

B3 August 22 and 23, 2022						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
5	2.25 B J	9.54 J	88	<0.00422	2.63	25.9

B1

MW-2

B2 MW-3

MW-2 May 4 and 5, 2023						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
5	<2.8	1.61 J	9.11 J	<0.00280	2.14	2.07 J
15	<4.03	4.43 J	26.1	<0.00403	6.47	16.5
30	<3.69	<48.8	117 J	<0.00369	3.47	89.4
45	<2.87	<4.27	<10.7	<0.00287	3.67	1.86 J

B2 August 22 and 23, 2022						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
5	1.96 B J	30.1 J	323	<0.00382	3.49	23.2

MW-3 May 4 and 5, 2023						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic	Lead
5	<3.45	<472	1720	<0.00345	4.74	21.5
15	1.47 B J	1.50 J	<10.5	<0.00276	2.51	2.02 J
30	<4.49	2.64 J	11.9 J	<0.00449	2.1	3.57
45	<3.46	13.2	50.5	<0.00346	2.29	4.46

Legend and Notes:



Site Boundary



Boring Location



Monitoring Well Location



Values Exceed One or More Regulatory Guideline

- GRO = Gasoline Range Organics
- DRO = Diesel Range Organics
- RRO = Residual Range Organics
- Concentrations in mg/kg (milligram per kilogram)
- < = not detected above indicated laboratory Reporting Limit (RL)
- B = the same analyte is found in the associated blank
- J = detected below laboratory RLs
- Values in **bold** exceed laboratory RLs
- bgs = below ground surface

Title:

Chemicals of Concern in Soil

Figure:

2

Prepared By:

AS

Date:

May 2023

Project Number:

ES22-373036

Address:

**20100 McLoughlin Boulevard
Gladstone, Oregon 97027**

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West Arlington Street

Sidewalk

Parking Lot

McLoughlin Boulevard

McLoughlin Boulevard

B5 MW-1

B4

B3

B1

MW-2

B2

MW-3

MW-1						
June 21, 2023						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic (Total)	Lead (Total)
29.88	<100	235	<250	<5.0	7.47	1.54 J

B5						
August 22 and 23, 2022						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic (Total)	Lead (Total)
44	65.7 J	2,310	610	0.186 J	7.77	172

MW-2						
June 21, 2023						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic (Total)	Lead (Total)
40.94	<100	219	<250	1.47 J	6.2	12.3

MW-3						
June 21, 2023						
Depth (feet bgs)	GRO	DRO	RRO	Chloroform	Arsenic (Total)	Lead (Total)
41.06	<100	36.5 J	<250	<5.0	3.92	7.86

Legend and Notes:

-  Site Boundary
-  Boring Location
-  Monitoring Well Location
-  Values Exceed One or More Regulatory Guideline
- GRO = Gasoline Range Organics
- DRO = Diesel Range Organics
- RRO = Residual Range Organics
- Concentrations in µg/L (micrograms per liter)
- < = not detected above indicated laboratory Reporting Limit (RL)
- B = the same analyte is found in the associated blank
- J = detected below laboratory RLs
- Values in **bold** exceed laboratory RLs
- bgs = below ground surface



Title: Chemicals of Concern in Groundwater			
Figure: 3	Prepared By: AS	Date: July 2023	Project Number: ES22-373036
Address: 20100 McLoughlin Boulevard Gladstone, Oregon 97027			

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