



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 229-5263

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TTY 711

July 25, 2022

Jill Betts
Coles + Betts
5741 NE Flanders St.
Portland, OR 97213

RE: Approval of Remedial Action Plan
for Sunny's Cleaners in Portland
ECSI #2848

Dear Ms. Betts:

The Department of Environmental Quality (DEQ) has completed its review of the *Remedial Action Plan* prepared by Coles + Betts Environmental Consulting on June 30, 2022 for the former Sunny's Cleaners site, located at 5020 North Interstate Avenue in Portland.

DEQ understands that gasoline service stations and auto repair shops operated at the site from at least 1934 until 1987. The site was redeveloped in the late-1980s, and a dry cleaner (Sunny's Cleaners) operated on a portion of the site until about 2016. Investigations at the site have found little residual contamination from the previous operations.

To prepare the site for redevelopment with affordable housing, an estimated 3,500 tons of soils will be excavated and shipped off-site for disposal at the Hillsboro Landfill. In addition, an estimated 450 tons of asphalt and concrete will be recycled on-site, and 240 tons of asphalt and concrete will be recycled off-site. DEQ understands that a radon mitigation system will be installed beneath the new building.

DEQ approves the June 30 *Remedial Action Plan* as written. A DEQ-approved *Contaminated Media Management Plan* was previously completed in September 2019. By following these two plans, workers will be protected from any residual contamination encountered during construction. Future residents and occupants of the site will likewise be protected from exposure to any soil or soil gas contamination that may remain at the site. Upon completion of construction, Coles + Betts will prepare a final report documenting the disposal of soils, asphalt and concrete, and the installation and testing of the radon mitigation system.

If you have any questions about this letter or the project, please contact me at (503) 229-5369, or via e-mail at kevin.dana@deq.oregon.gov. DEQ thanks you for your work on this project.

Sincerely,

A handwritten signature in blue ink that reads "Kevin Dana". The signature is written in a cursive, flowing style.

Kevin Dana, Project Manager
Northwest Region Cleanup Program

cc: Jessica Woodruff, 5020 AA LP
ECSI #2848 File