



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah Street, Suite 600

Portland, OR 97232

(503) 926-2257

October 29, 2024

Ishwinder Singh
11440 SW Pacific Hwy
Tigard, OR, 97223

RE: No Further Action Determination
Tigard 76 - 11440 SW Pacific Highway, Tigard, Oregon
LUST No. 34-22-0183

Dear Ishwinder Singh:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the 11440 SW Pacific Highway property, including the report requesting closure entitled *Groundwater Sampling Report Fourth Quarter, 2022* dated March 23, 2023, which was submitted to DEQ by Envitechnology, Inc. on your behalf. The 11440 SW Pacific Highway property address is described as Tax Lot ID 1S136AD06400 and 1S136AD07200 on Washington County Map 1S136AD.

DEQ has determined that remedial action to address environmental contamination at the 11440 SW Pacific Highway 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 including the following:

- The property was developed as service station with five underground storage tanks (USTs) in 1957 and the current USTs have been in service since 1989. The site is currently operating as a service station with an automotive repair station on the east side of the property. The tax lots and surrounding properties are mixed commercial and zoned general commercial (GC).
- The site is currently operating with one 12,000-gallon gasoline UST and two 8,000-gallon gasoline USTs. All three USTs are double-walled fiberglass tanks with secondary containment.
- The USTs were identified as a recognized environmental condition (REC) during a Phase I site assessment and a phase II investigation was performed on April 20, 2021. Seven borings were advanced in the vicinity of the USTs, dispensers, and site buildings at depths of up to 13 feet below ground surface (bgs). Petroleum hydrocarbons were not reported in the collected soil samples but gasoline, diesel, and select volatile organic compounds (VOCs) were reported in groundwater samples collected directly west of the USTs.
- A follow-up investigation was performed in June 2021 and eleven borings were advanced to confirm and delineate the previously reported contamination. Three of the wells were converted to monitoring wells (MW-1, MW-2, and MW-3). Groundwater flow direction was determined to be southwest at a gradient of 0.04 feet per foot. Gasoline-contaminated soil was reported above the most stringent risk-based concentrations (RBCs) west of the USTs and gasoline, diesel, and lead were reported above the most stringent RBCs in monitoring wells directly west of the USTs.
- Five groundwater monitoring events were performed between June 2021 and January 2023. Gasoline-range organics (GRO) were reported in groundwater at 144 µg/L, diesel-range organics (DRO) were reported at 173 µg/L and 360 µg/L, and select VOCs were reported at low levels during the June 2021 sampling event. Petroleum hydrocarbons and VOCs were not reported above the laboratory method

reporting limits (MRLs) or the respective RBCs in the four remaining sampling events extending between February 2022 and January 2023.

- The Oregon Water Resources Department water well database identified 13 water wells within a 0.5-mile radius from the site. Seven of the identified wells were located up-gradient of the site and six of the wells were located down-gradient of the site. Three of the down-gradient wells were previously abandoned. Considering the commercial zoning (GC) of the site and surrounding properties and the availability of municipal water supply, the groundwater ingestion pathway does not appear to be complete and land use is not reasonably likely to change in the future.

Based on the available information, conditions at the 11440 SW Pacific Highway property are currently protective of public health and the environment in accordance with 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 will update the Leaking Underground Storage Tank (LUST) 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 reporting supporting this No Further Action decision can be viewed at <https://ormswd2.synergydcs.com/HPRMWebDrawer/Record?q=recAnyWord%3A%22Tigard+Union+76%22&sortBy=>. 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 Todd Vanek at (971) 295-8731 or via email at todd.vanek@deq.oregon.gov.

Sincerely,

Peter F Donahower

Peter Donahower, Manager
Northwest Region Petroleum Cleanup Section

Attachment(s): Site Map

cc: Todd Vanek, DEQ
LUST 34-22-0183 File

