



Oregon

Tina Kotek, Governor

Department of Environmental Quality

Northwest Region

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November 4, 2024

Bryan Steelman
Access Hawthorne, LLC
4635 SE Hawthorne Blvd.
Portland, OR 97215
971 219-7758
bksteels@yahoo.com

sent via e-mail (bksteels@yahoo.com)

RE: Conditional No Further Action Determination
Access Hawthorne LLC (aka Former Blacks Cleaners)
4615 SE Hawthorne
Portland, Oregon
ECSI #2458

Dear Bryan:

The Oregon Department of Environmental Quality (DEQ) reviewed the available information for the above referenced property (the "Site"), including a September 9, 2024, report entitled *Residual Risk Assessment – Vapor Intrusion Pathway* prepared by EVREN Northwest, Inc. Historical information is summarized in a DEQ Staff Memorandum dated July 23, 2021. DEQ's review was conducted under terms of a Prospective Purchaser Agreement with Access Hawthorne LLC finalized on June 7, 2021. The Site property is identified as [State ID 1S2E06BD](#) in Multnomah County records.

DEQ has determined that remedial action to address environmental contamination at the Site is complete, and no further action is required, with conditions. This determination is based on the DEQ regulations and the facts as we now understand them including, but not limited to the following:

- The Site property covers 12,955 square feet. A single story 3,900 square-foot concrete building is located along the western side of the lot, with an asphalt parking lot to the east. From 1950-2021 Blacks Cleaners operated in the northern half of the building, which was converted into a commercial kitchen in 2023. A restaurant has operated in the southern part of the building since about 2009, and prior to that this area had been vacant since at least 1999.
- Dry cleaning operations used Stoddard solvent from 1950 to 1959. From 1959 to 2007 tetrachloroethene also known as perchloroethene (PCE) was used. PCE use was discontinued in 2008, and the operator switched to a petroleum hydrocarbon-based solvent.
- Suspected primary PCE source areas include the dry-cleaning machine, a leaking sump and/or floor trench drain system in the dry cleaner space, and the northwest yard area as a result of disposal of spent solvent and diatomaceous earth used as PCE filter media. Suspected sources of Stoddard solvent include the sub-floor drains and a UST formerly located at the north end of the building.
- The previous owner and DEQ's Dry Cleaner Program removed most of the contaminated soil. DEQ conducted groundwater treatment that eliminated PCE and related breakdown product trichloroethene (TCE) in groundwater as vapor intrusion concerns. Residual contaminated soil remained beneath the west central building near the boiler room. To address vapor intrusion concerns into the southern tenant space, the previous owner installed a passive venting system beneath the floor in 2001 to vent vapors from below the building slab to the atmosphere. Access Hawthorne LLC completed testing in October 2020, which showed gasoline range hydrocarbons, likely representing Stoddard solvent, PCE and TCE below risk-based screening levels for soil

vapor in occupational use, but above screening levels for residential use. Access Hawthorne LLC completed indoor air testing in March 2021. PCE and TCE were detected at low concentrations below residential risk-based levels. Because the Site was protective for current (occupational) use, DEQ did not require further work, with conditions. These conditions include additional investigation and remediation as appropriate if dry-cleaning activities cease or the Site is redeveloped. These controls were memorialized in an Easement and Equitable Servitudes recorded on the property deed on June 16, 2021.

- Between September 2023 and February 2024, the northern space was renovated, which triggered additional vapor assessment. Approximately 2 cubic yards of soil were generated during interior utility trenchwork. The soil contained very low PCE levels. The floor was repaired and sealed with a commercial radon sealer that also can mitigate vapor intrusion of other vapors such as PCE and TCE, and minimize off-gassing of residual contaminants from the floor surface. Additional testing was completed to demonstrate conditions were protective. Two additional sampling events were conducted following the renovation. TCE concentrations in soil gas were above risk-based screening levels for residential and occupational settings, while PCE concentrations were above risk-based screening levels only for residential use. Gasoline-range hydrocarbons related to Stoddard solvent contamination were detected in indoor air above screening levels for residential use. None of the detected indoor air concentrations were above risk-based screening levels for occupational use, and thus Site conditions are protective under current use.
- The Site and surrounding properties along SE Hawthorne are zoned CM2 (Commercial Mixed Use 2), which allows residential use. Given the recent building renovation it is likely that Site will remain in commercial use for the foreseeable future.
- Most of the Site is covered with hardscape. There is little if any native vegetation or natural habitat; therefore, a formal ecological risk screening was not completed.
- Site-related groundwater contamination is localized within a perched shallow zone. Beneficial groundwater uses have not been affected by Site contamination.
- Inhalation of indoor air is the only complete human health exposure pathway.
- DEQ held a public comment period in October 2024 to announce its proposal to issue a Certification of Completion and Conditional No Further Action Determination. No comments were received.
- As a condition of the Conditional No Further Action, Access Hawthorne LLC agrees to maintain the existing passive sub-slab venting system beneath the southern part of the building. Additional investigation and remediation as appropriate will be required if the Site property is converted to residential use to ensure Site conditions are protective. Future soil-disturbing activities need to be conducted per a DEQ-approved contaminated media management plan. These controls ensure long-term protection of human health and the environment and are memorialized in an Easement and Equitable Servitudes recorded on the property deed.

Based on the available information, conditions at the Access Hawthorne LLC Site are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, ORS 465.200 et seq. and 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 [Former Blacks Cleaners Public File](#) to reflect this decision.

Site information and reports supporting this No Further Action decision can be viewed at:

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[Former Blacks Cleaners web documents](#). DEQ recommends keeping a copy of the DEQ documentation with the permanent facility records. If you have any questions, please contact Mark Pugh at (503) 229-5587 or mark.pugh@deq.oregon.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal stroke extending to the right.

Kevin Parrett, Manager
Northwest Region Cleanup Program

e-copy: Lynn Green, EVREN Northwest, Inc.
 Scott Jerger, Field Jerger LLP