



Oregon

Tina Kotek, Governor

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

December 23, 2024

Paul and Ronald Taylor
22582 Calgary Drive
Bend, OR 97702

RE: No Further Action Determination
for Lois Elaine Taylor Living Trust in Portland
LUST #34-24-0611

Dear Paul and Ronald Taylor:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Lois Elaine Taylor Living Trust property, including the closure report entitled, *Underground storage Tank Closure Report*, dated September 1, 2024, which was submitted to DEQ by Soil Solutions on your behalf. The site is located at 13355 NW Thompson Road, tax lot number 1N121D00100. Figures 1 and 2 show the vicinity and site maps and Table 1 shows the soil results.

DEQ has determined that remedial action to address environmental contamination at Lois Elaine Taylor Living Trust 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 site was a farm and residential property.
- The cause of contamination was a release from one 575-gallon gasoline UST.
- Affected media is soil.
- Approximately 924.52 tons of soil were excavated and disposed of at Hillsboro Landfill. The tank was disposed of at MetroMetals NW in Portland.
- Following soil removal, up to 44 parts per million (ppm) of gasoline remains in soil at sample SG-15@13 feet on west sidewall of excavation. This meets the Level II Soil Matrix standard. Groundwater was not encountered during site activities.
- The site is zoned Residential-6 based on Washington County zoning. Water is provided by the Tualatin Valley Water District. Groundwater flow is presumed to be toward the northwest toward Bronson creek, located approximately 1,000 feet northwest of the site. Static water level was at approximately 20 feet below ground surface as measured in the on-site water well in 1993.

Based on the available information, soil conditions at Lois Elaine Taylor Living Trust 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 Soil Solutions closure report and DEQ's Staff Memo supporting this No Further Action decision can be viewed at <https://ordeg.org/LUST34-24-0611>. 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 Parret, Manager
Northwest Region Cleanup Section

Attachments: -Figures 1 and 2
-Table 1

cc: Kendra Williams-Soil Solutions
LUST #34-24-0611 File



Portland Maps 2024



Figure 1: Vicinity Map
13325 NW Thompson Road
Portland, Oregon 97229
DEQ File #34-24-0611

PROJECT:
Taylor Living Trust

DATE: 9/1/2024

Approximate Scale: 1" = 300'

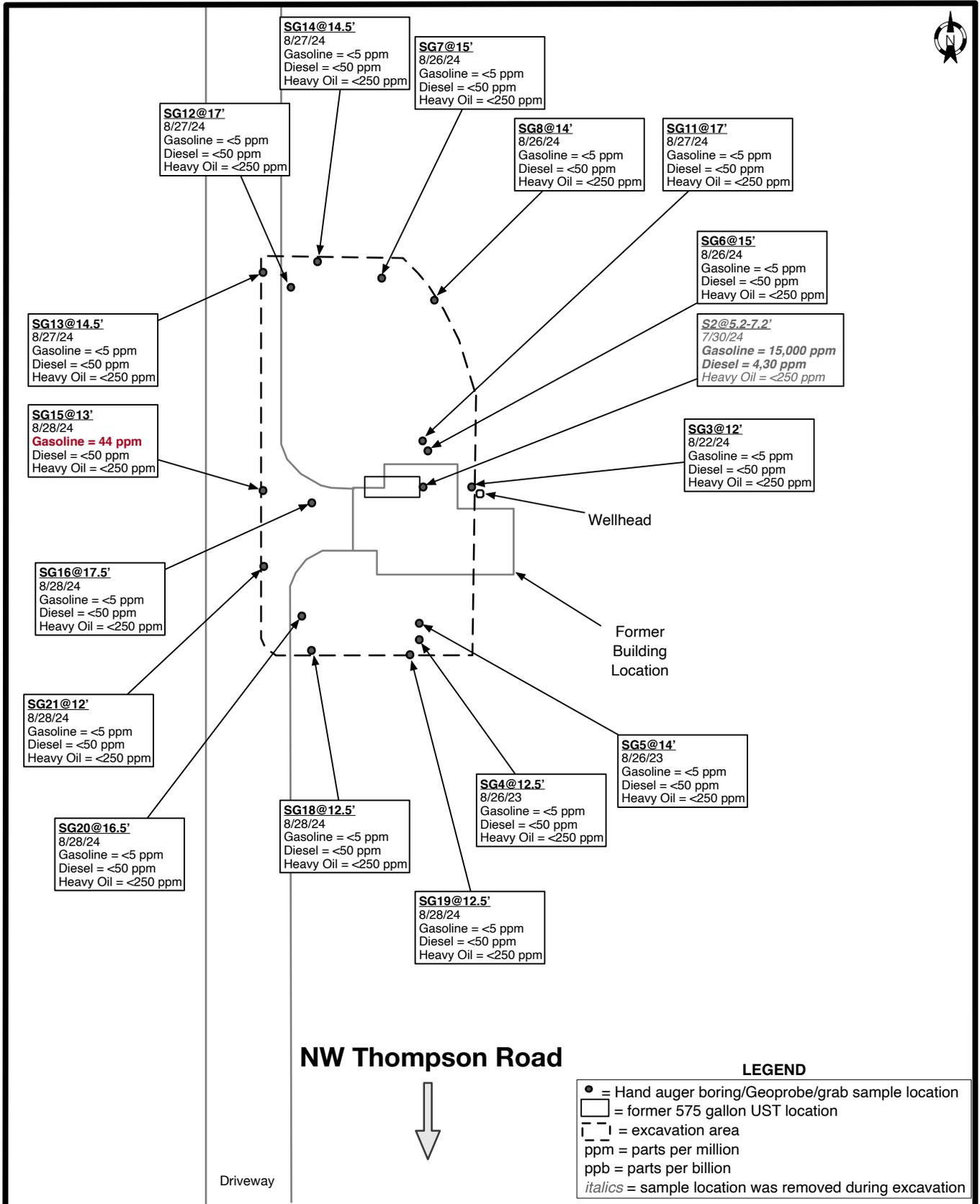


Figure 2: Site Map
13325 NW Thompson Road
Portland, Oregon 97229
DEQ File #34-24-0611

PROJECT:
Taylor Living Trust
DATE: 9/1/2024
Approximate Scale: 1" = 20'

Underground Storage Tank Closure Report
 13325 NW Thompson Road
 Portland, Oregon 97229

DEQ File #34-24-0611

Table 1
 Soil Sample Analytical Results

Sample Identification	Depth ¹	Date	Soil Disposition	Analytical Results (mg/kg)								
				Total Petroleum Hydrocarbons (TPH)			Volatile Organic Carbons (VOCs) by EPA Method 8260D					
				Gasoline Range (C ₂ -C ₅) by NWTPH-Gx	Diesel Range (C ₁₀ -C ₂₅) by NWTPH-Dx	Residual Range (C ₂₅ -C ₃₆) by NWTPH-Dx	Benzene	Toluene	Ethylbenzene	m,p-Xylene	o-Xylene	Naphthalene
<i>SG2@5.2-7.2</i>	<i>7.2</i>	<i>7/30/24</i>	<i>Removed</i>	15,000	430	<250	<0.03	32	89	330	200	22
SG3@12	12	8/22/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG4@12.5	12.5	8/26/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG5@14	14	8/26/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG6@15	15	8/26/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG7@15	15	8/26/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG8@14	14	8/26/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG11@17	17	8/27/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG12@17	17	8/27/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG13@14.5	14.5	8/27/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG14@14.5	14.5	8/27/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG15@13	13	8/28/24	Remains	44	<50	<250	--	--	--	--	--	--
SG16@17.5	17.5	8/28/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG18@12.5	12.5	8/28/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG19@12.5	12.5	8/28/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG20@16.5	16.5	8/28/24	Remains	<5	<50	<250	--	--	--	--	--	--
SG21@12	12	8/28/24	Remains	<5	<50	<250	--	--	--	--	--	--

Notes:

Gray italics indicate sample location has been removed from the site.

1 - Depth in feet below ground surface

mg/kg - Results reported in milligrams per kilogram

-- - Not analyzed